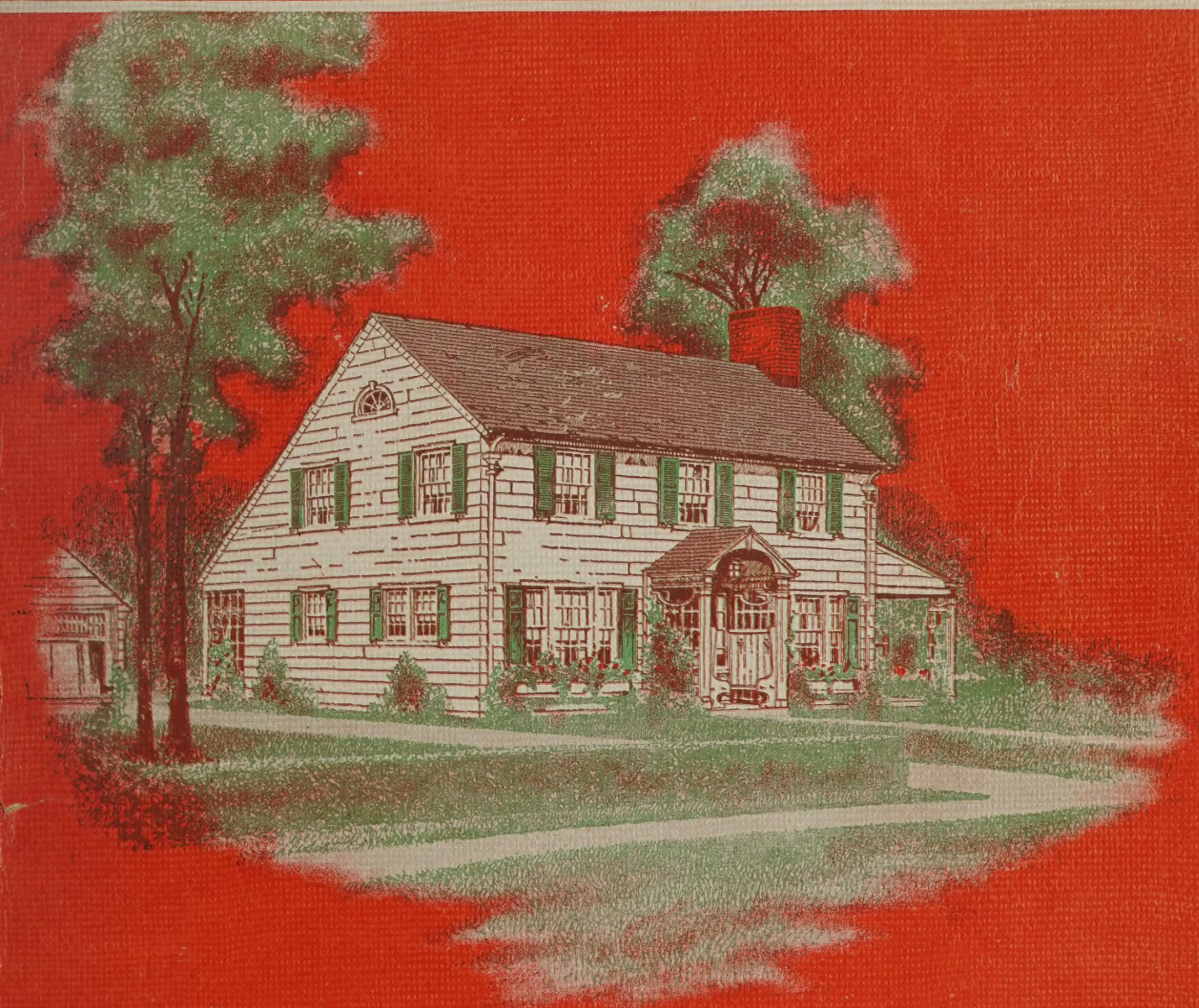
Beautiful Homes of Moderate Cost

SECOND EDITION

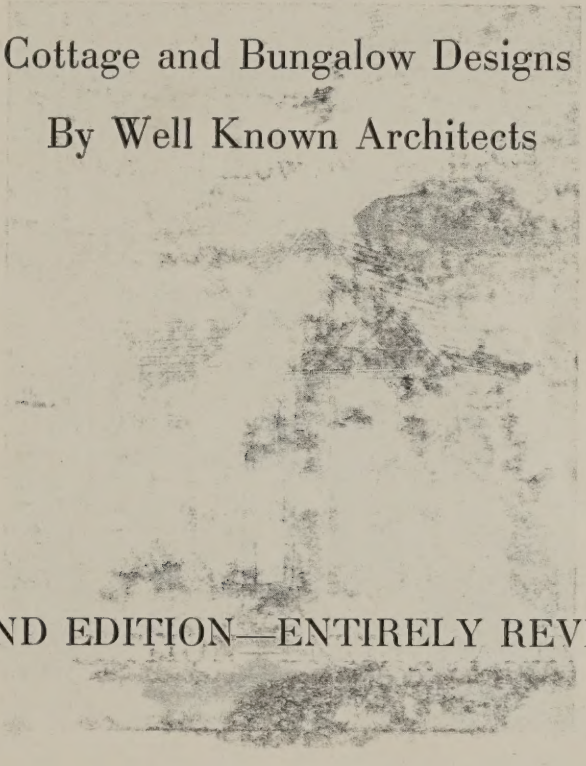


Beautiful Homes *of* Moderate Cost

A Selection of Modern, Artistic, Practical

Cottage and Bungalow Designs

By Well Known Architects



SECOND EDITION—ENTIRELY REVISED

BUILDING AGE AND NATIONAL BUILDER
243 West 39th Street, New York
1926

NEW EDITION

BEAUTIFUL HOMES
of Moderate Cost

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¶ *"This is the true nature of home: It is the place of peace, the shelter not only from all injuries, but from all terror, doubt, and division. In so far as it is not, this is not home."*
—John Ruskin.

Beautiful Homes *of* Moderate Cost

BETWEEN the covers of this book will be found a collection of beautiful homes that can be built at comparatively moderate cost.

In selecting the designs two things were uppermost in our thoughts: First, to have homes with an artistic exterior following some certain period of architecture; and, second, but most important, a practical lay-out of rooms.

It is but four years ago that the first edition of this book was issued. That it filled a real need was evidenced by its large sale. To further serve the intending home owner as well as the practical builder we have prepared this new second edition.

Outside of its name, the present edition is an entirely new book on the same order as the first edition but containing new designs embodying all the latest improvements in home architecture.

Many a family today would be living in its own home if it could realize that it is a decided economy to build one's own home. It can be done too, if one has only a moderate amount of cash, as the balance of the cost may be secured from a Building and Loan Association or other source. Building loans are easier to obtain now than they were during the past few years, and there is no trouble in securing building loans on desirable property of from fifty to seventy per cent of the value of the house and lot combined, which requires so little cash that almost anybody will have it, if they truly want to build.

The money thus obtained is usually paid back in installments like rent—so much every month. A plan of this sort is a most desirable one, as within a comparatively few years the home will be owned free and clear.

Just think of what it means to have your own home, located just where you want it, planned with all the little comforts and conveniences that you have dreamed of! The little garden, green trees all around, a real place for the children to play, and congenial neighbors whom one really knows instead of rarely seeing, as is the case in the city.

Besides the advantages of comfort and economy, there is a very real social and business advantage attached to owning one's own home. Employers favor the man who has proved his ability to handle his own affairs as evidenced in the ownership of a home; such men have formed habits that indicate they will be more than ordinarily successful in handling a department or an entire business. It is undeniable also that home ownership makes for better home life and better citizenship, thus benefiting both the country and the individual.

And socially, have you ever noticed the respect, one might almost say envy, with which announcement of one's building plans are received? Families that own their own home are regarded as having arrived, they are looked up to as being of the better, more desirable class. Sons and daughters of such families have a far better chance to mingle with desirable people; they live in the atmosphere of success that always makes for success.

"But how shall I get the kind of building I want?" is the natural query of people who want to own their own home.

There are two ways. One is to engage the services of a good architect, who will charge from 5 per cent to 10 per cent of the cost of the house for his services, and it is worth it. On a six room house costing $7,000, that charge would be from $350 up. The percentage established by the American Institute of Architects for small homes is 10 per cent, or $700 on a $7,000 house, which, of course, includes supervision of the building.

Now, to add $700 to the cost of a small house is an expense that many wish to avoid. Therefore many homes are erected from home-made plans, and this has unfortunately resulted in the erection of numerous houses with inconveniently arranged rooms and an

exterior that is entirely lacking in architectural beauty. Such a home is a disappointment to the owner, a detriment to the neighborhood and a poor business investment.

HOW TO SECURE PLANS OF HOUSES SHOWN IN THIS BOOK

IN this book we present plans of small houses designed by some of the best small house architects in this country, men whose ability and experience command a good fee for their work. To raise the standard of home building they have kindly consented to cooperate with us so that we are able to furnish copies of some of their small house plans at a moderate price.

The plans are working drawings in blue print form, together with specifications, and are absolutely complete in every detail, befitting the work of architects of national reputation. Every drawing, every detail, every specification clause has been carefully checked over in order to see that all data required by the builder has been included. These drawings and specifications are as complete as it is possible to make them. Any good builder can take a set of these blue prints and specifications and construct a house all ready for you to move in. He is given all the necessary information that is required.

The working blue prints include a scaled drawing of each of the four sides of the house, and a plan of the cellar and each of the floors. These drawings are one-fourth inch to the foot, as required by building departments. The drawings also include other sheets giving details of construction and trim so that the builder will know exactly how the architect intended he should put things together so as to insure complete satisfaction.

The specifications which are included with each set of drawings tell the type of plumbing and heating and explain how the work shall be done, the electric wiring installed, the painting, kind of woods used throughout with sizes and requirements as to quality, excavation, how the cellar wall shall be built, roofing and how it shall be applied—in fact everything that goes into the house is specified so that the builder will have no difficulty in carrying out the architect's intentions in every detail.

ADVICE FOR HOME BUILDERS

The different materials to be chosen for the construction of the house depend on conditions and the individual tastes of the owner. Our Service Department will be glad to advise any intending home builder regarding the proper selection of materials and the different methods of construction; also the selection and installation of any proper equipment. This service is free to our readers.

Furthermore, if you want information about any material, equipment, fixture, system of heating, etc., write to BUILDING AGE AND NATIONAL BUILDER and the data will be secured for you.

Therefore you have not only a plan, but a building service when you purchase a plan and specification of a BUILDING AGE AND NATIONAL BUILDER's design.

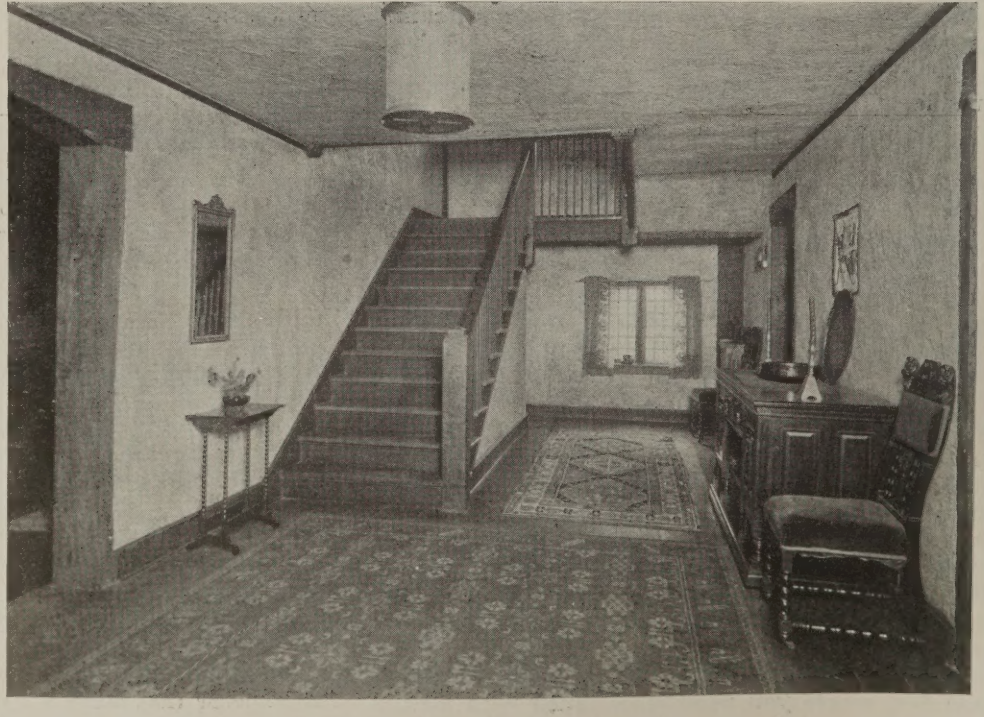
DUPLICATE PLANS

In a number of cases, duplicate sets of plans and specifications will be found convenient. These duplicate sets will be furnished original purchasers at $10.00 per set extra.

WHERE TO SEND ORDERS

Address orders for plans and specifications, also inquiries, to BUILDING AGE AND NATIONAL BUILDER, 243 West 39th Street, New York.

IT is the hall that gives one his first impression of the interior. Simple details and furnishings convey the thought that every other room has been carried out in good taste. Never make the mistake of sacrificing beauty in the belief that the other rooms are more important because they are essentially living quarters. The hall is an indication of what one will find throughout the house.



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Design of a Model Home

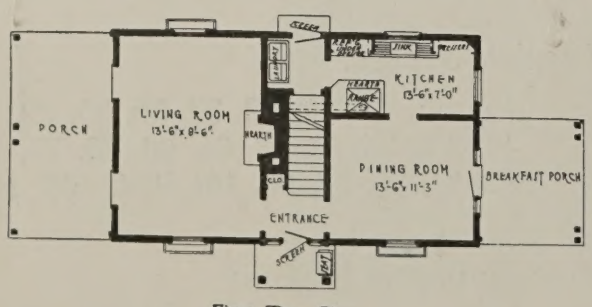
HOME OWNER'S SERVICE INSTITUTE
Floyd Yewell, Architect

FOR a model home, an American Budget Home, the New England Colonial is well adapted both in view of economy and in the standards it represents. It is a type peculiar to this country from the very first and as conditions of living changed, its architecture proved even more satisfactory for the family of average means.

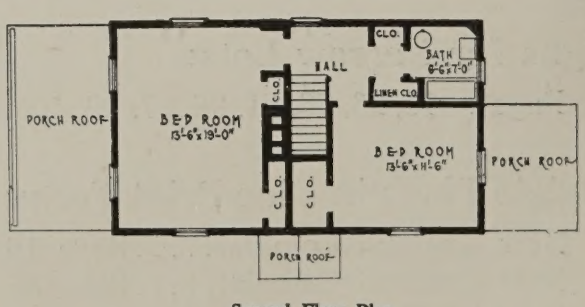
A commodious home is shown here. One that embodies everything that a comfort-loving people might wish. Yet its cost as itemized on the opposite page is well within reason.

The plan is simple; that is one of the Colonial's economy features. Downstairs there are dining room, living room and kitchen in the building proper. One porch may be enclosed and made living quarters. The other, similarly treated, forms an ideal breakfast or morning porch.

The second floor offers two large bedrooms, a hall with closets adjoining, and a practical little bath room. The larger bed room has two closets of its own.



First Floor Plan



Second Floor Plan

Design No. 501. Complete Blue Print Plans and Specifications, $25.

Figuring the Cost of a Home

THE house of one's dreams may be a dream only if one hasn't the means with which to finance it. Therefore the cost of a house is a factor that is very important to consider for the intending home builder.

It is now not necessary for one to have all the money on hand, as there are many loaning institutions that will be glad to advance the money. It is, however, necessary to have a certain sum to invest.

Interest must be paid on the amount of the loan and a certain sum paid off regularly so that in a number of years one will own the property free and clear.

To know the kind of a home you can afford is simple enough. You know your income. About 25% of this can safely be allocated as the amount you can pay yearly for your home; and this sum must take care of interest, instalments, insurance, taxes, repairs, etc.

The various designs shown in this book can be economically built, and to give one an idea on which to base the price of a completed structure, a rough rule is to allow 40 cents per cubic foot for the complete home. In figuring this cubic contents we start with the footings in the cellar and end at the top of the roof.

Another rough rule is to figure about $10.00 per square foot for a two-story and attic house. For a bungalow, figure $6.50 per square foot, and for a bungalow with attic figure $7.50 per square foot. These prices are for ordinary good construction exclusive of heating plant.

There are many ways of adding to the cost of the house, and many ways of saving some money. As a guide to the reader we give in table form a schedule of cost of the cottage shown on the opposite page.

This is a home where every item was considered with an eye on economy. Good materials were used throughout and yet construction and equipment costs were sliced to a minimum. Will the beauty and comfort of this home be endangered by the omission of this item? This test was used repeatedly. The result? A home of which the owner may well be proud.

A Minimum Cost

WHEN plans have been decided upon it is best to determine a basic price. That is, a cost for which the house could be built minus luxuries and equipment features that are just within the class of essentials. Then the owner knows the minimum cost and can readily figure how much additional is justified for better finishes and the inclusion of comfort and convenience features.

This must not be interpreted to mean the letting of a contract for construction only; equipment to be taken care of as "extra" charges. The final contract figure should cover everything that can be reasonably determined before the work is started. There can be little grounds for misunderstanding if this is done. Changes may be deemed necessary as the work progresses, of course; it is almost humanly impossible for a client to visualize his home from the plans and provide for everything as he wishes it.

Using Complete Specifications

Most builders prefer to bid on specifications that are complete in every detail. Then no controversies arise regarding costs of extra items.

Because competition is keen in the building field it is not fair to contractors to ask them to bid on incomplete and loosely drawn specifications. If omissions are made, the honest builder will call them to your attention.

On the other hand if all bidders feel that you are driving a bargain, every item left out of specifications provides a loop-hole. A low bid will result, while as the work draws to a close it is found that charges have been made for every afterthought and addition to the original requirements.

Standardized Products

SPECIFY by brand wherever possible. Talk it over with the builder and decide upon materials and equipment that are generally recognized for quality. If everything is left to the man who must build within a certain cost range, the results will be grounded on a price rather than a quality basis.

Take your bidders into your confidence and determine how much need be spent. Assemble all necessary items and then let builders bid upon the job. Specifications will be complete and fair to all concerned.

A home costs so much to build and the builder must be allowed a reasonable profit for his supervisions, risk, etc.

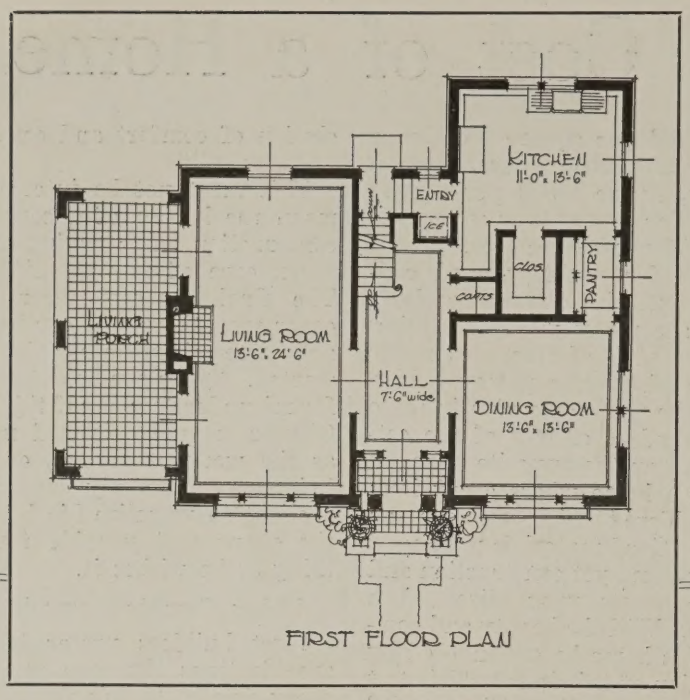
A layman in the building field can not hope to drive a one-sided bargain with men long experienced in their own profession. Competitive bidding eliminates excess profit; it does not strike for jobs below cost.

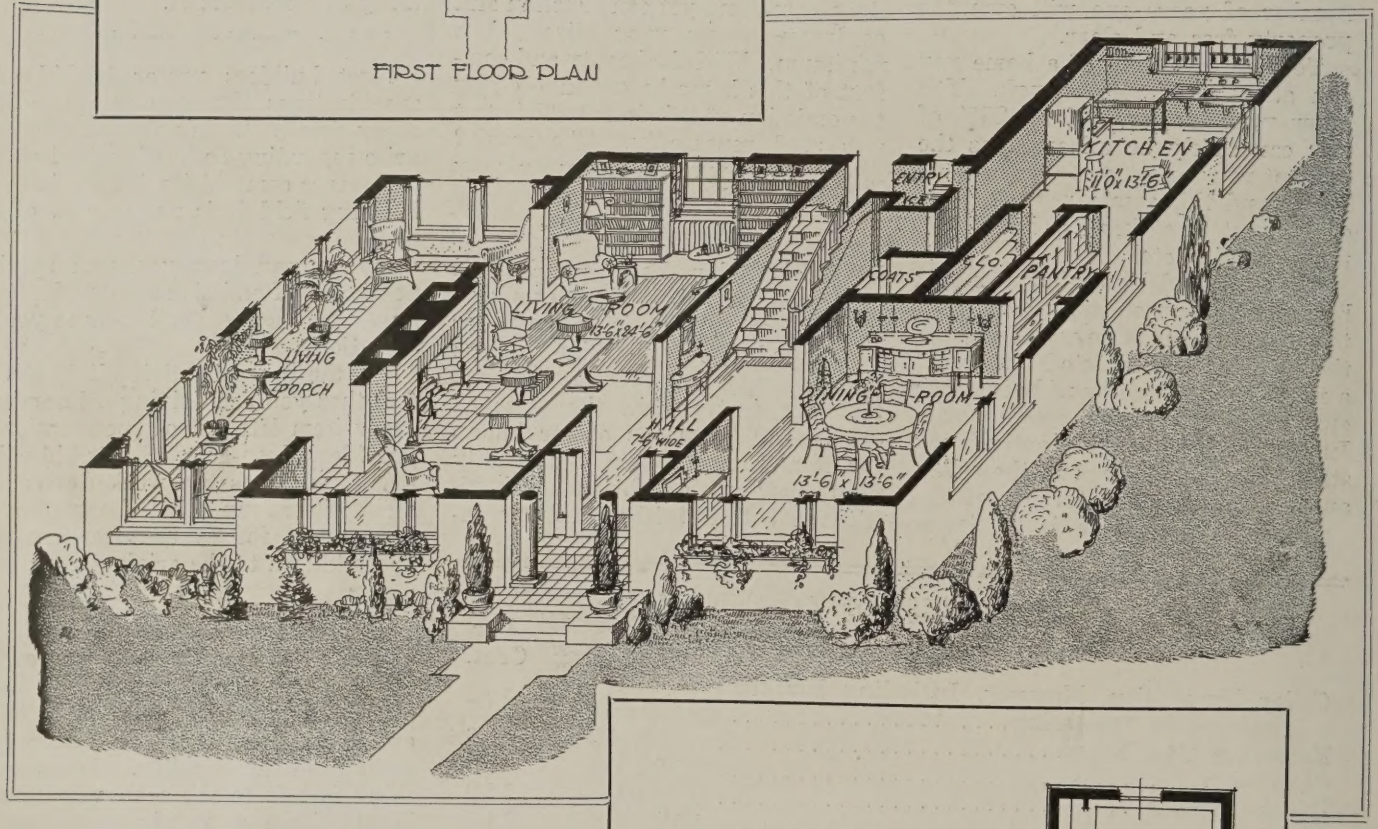
SCHEDULE OF COST

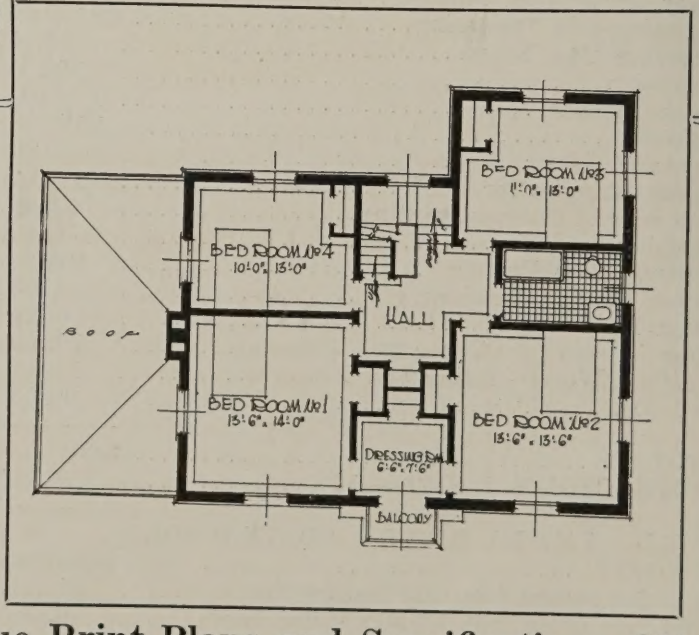
		Per Cent.
Cellar Excavation, Masonry, Including Fireplace		
Lathing and Plastering	$2,330.00	29.0
Removing Two Trees	50.00	.6
Cesspool	100.00	1.2
Rough Lumber	1,046.03	13.0
Millwork	1,125.23	14.0
Carpenter Labor	1,268.69	15.8
Asphalt Shingles for Roof	110.00	1.3
Exterior and Interior Painting	450.00	5.6
Plumbing	711.00	8.9
Heating (Pipe Furnace)	270.00	3.5
Copper Gutters, Leaders, etc	165.00	2.0
Finish Hardware	67.25	.8
Tiling in Bathroom Floor and Wainscot	102.00	1.2
Electrical Work—Wiring and Fixtures	190.00	2.4
Wall Bed	62.13	.7
TOTAL	$8,047.33	100.0
CONTRACTOR'S PROFIT—10%	804.73	
TOTAL INCLUDING CONTRACTOR'S PROFIT	$8,852.06	
COST per square foot (692 Square Feet)	$11.63	
COST per cubic foot (20,311 Cubic Feet)	39.6c.	

Just a Plain Stucco House

In this Modified Italian Design Simplicity Reflects Good Taste







Perspective Section Drawn by
Samuel R. Bierman

For Economy the Square Plan is Best

R. C. HUNTER & BROTHER
Architects

Design No. 502. Complete Blue Print Plans and Specifications, $21.

Stucco Dash or Color-Mixed Stucco for This Home

A PLAIN, substantial house without "gingerbread" of any kind. A house that will, as the years go by, require little in the way of repairs. Its appearance is simple, and its architecture, in a modified Italian style, renders it suitable for any surroundings.

The stucco walls, untouched by needless ornamentation; the unbroken hipped roof with broad, overhanging eaves, and the recessed entrance with balcony above are all in keeping with the design. The house sets close to the ground, giving it a solid and substantial character, and one of pleasing proportion.

The walls are of terra cotta block, with a stucco exterior treatment of fine texture, as is preferable for a building facing a city street. Tinted in an appropriate color scheme, such a house will win interest and admiration.

Stucco can be colored either by the use of colored sand or with mineral pigment. Colored sand or stone chips combine with the cement to produce an unfading tint of fineness and delicacy. The use of this combination also enhances the beauty of the exterior stucco texture.

Where a pebble or large size aggregate is used in place of sand, admirable color effects can be achieved by bringing the stone out into bold relief against the cement background. This can be accomplished either by throwing the stones or pebbles into the finish coat of stucco, or by combining them in the mix and bringing it to the surface afterwards by scrubbing or treating it with acid.

By the first system, the aggregate should be applied as soon as the finish coat is on, and one-quarter inch stone chips are most suitable for the purpose. About 15 pounds of aggregate are required per square yard of surface. When the chips have adhered to the wall, they should be pressed in with a wooden float.

IF the method of combining the aggregate in the mix is to be used, the proportions should be one part cement, one and one-half parts sand, and one and one-half parts aggregate of one-eighth to one-quarter inch. The wall should be permitted to dry for 24 hours, after which the cement can be washed from the projecting stones with a sponge dipped in a one-quarter solution of muriatic acid. Clear water will remove all traces of the acid.

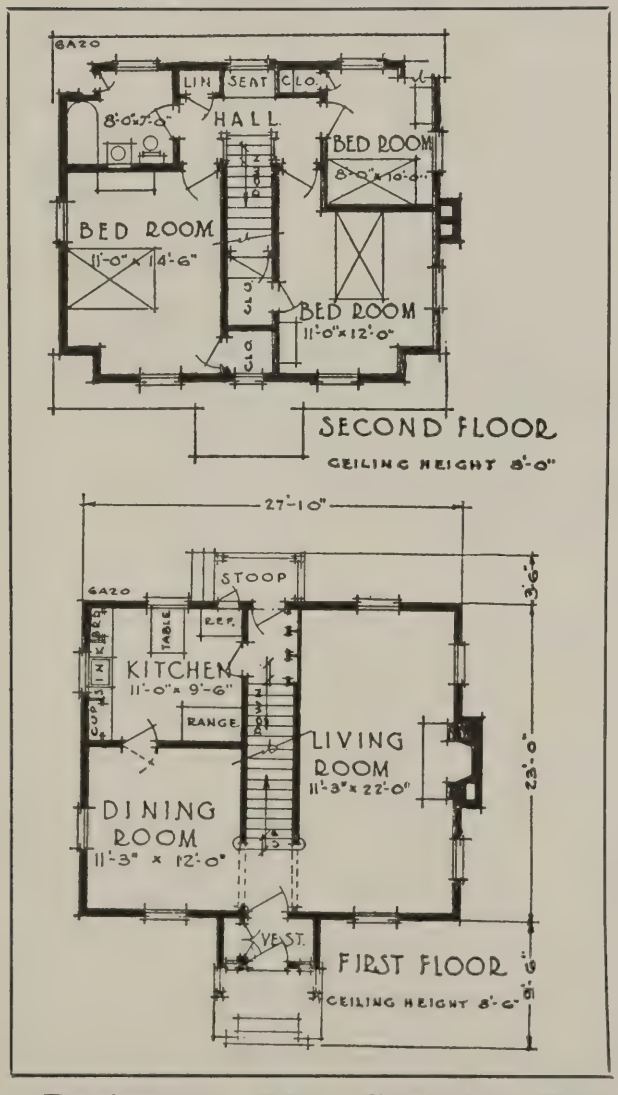
The house shown here, with a smooth sand finish tinted to a delicate pink, shows off to excellent advantage against its background.

A tile entrance leads into a central hallway, to the left of which the living room spans the entire depth. A massive fireplace stands between French doors that lead to the tile-paved living porch. The dining room, kitchen and pantry occupy the other side of the house, with a large closet opening from the kitchen.

Upstairs are four good sized bedrooms. Between two front chambers is a dressing room—a novel feature and one that costs but little in the total investment. It makes possible smaller bedrooms.

A cellar under the entire house accommodates the laundry, heating plant and storage rooms. In the construction of this house no furring is used, but the walls are coated with a dampproof compound under the stucco to prevent moisture penetrating the walls. Cost $12,500.

COLUMBIA UNIVERSITY



The Compact Dutch Colonial Home

THE low, general lines and overhanging eaves of the Dutch Colonists are carried out in this six-room house. It provides a compact plan, and is ingenious in the logical placing and size of rooms in relation to each other.

There are six rooms, bathroom and nine closets, also an attic and full basement. Cost about $7,000.

This house can be placed on a lot ranging in size from 35 ft. to 40 ft. in width. It is designed to face west or north. For other facings the plans can be reversed.

The house is of wood construction on masonry foundation, wide wood siding for walls, and roof shingled.

In many ways this is a model small home. It often has been built at remarkably low cost, and offers about as much for the money as can be contained within the allotted floor space.

Housewives will be pleased with the accommodation and convenience of arrangement afforded by the kitchen planning. The sink is placed under the window with drain boards on one or both sides and with cupboards running to both sides so as to fill up the whole end wall of this room. There is a built-in refrigerator and space for a kitchen table.

If it is desired to use a coal burning range an additional flue can be added in the corner of the kitchen. In the entry way there are spaces for brooms, vacuum cleaner, and shelves for the storage of kitchen provisions.

The living room, while it boasts no strikingly unusual features, represents the acme of comfortable arrangements.

Designed by ARCHITECTS' SMALL HOUSE SERVICE BUREAU

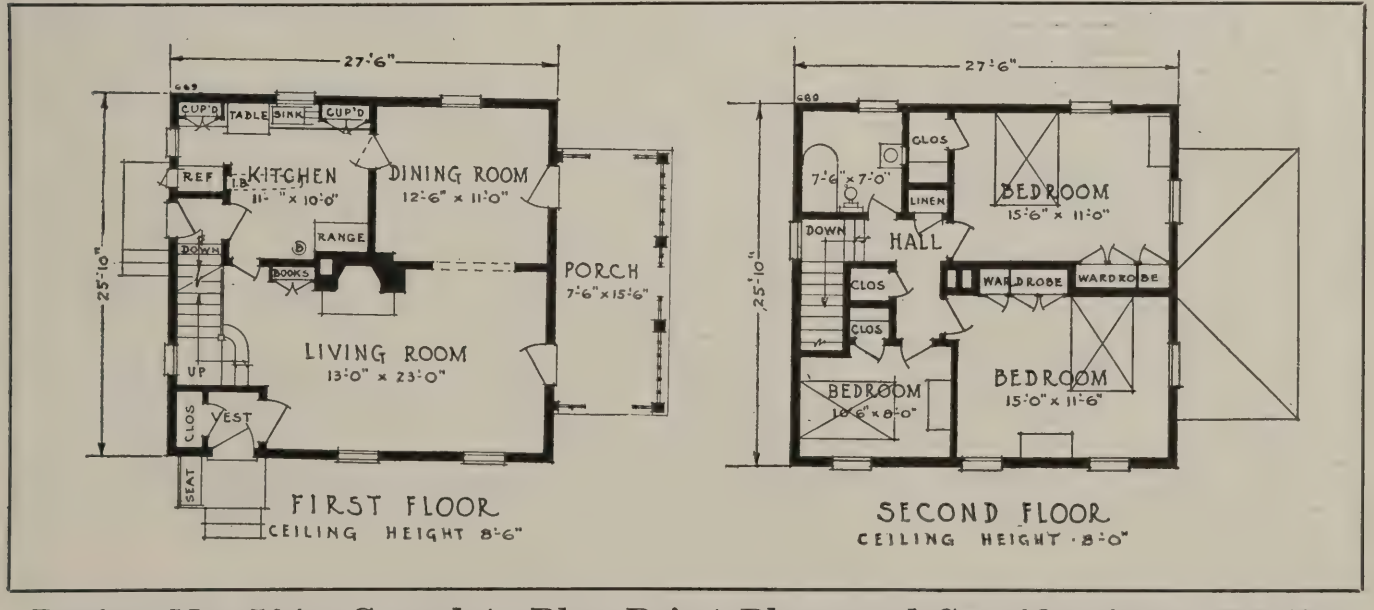
Design No. 503. Complete Blue Print Plans and Specifications, $36.50.

Dignity in This New England Colonial Home Design

THIS has a tang of the east coast. It makes an immediate appeal because of its straightforward simplicity. Yet its reserve is not of an order that would be called austere. The graceful treatment of the entrance and the porch lend interest and vivacity to the design. It is expressive of a home owner whose tastes are simple and refined.

Here are two full stories in Colonial style, a splendid attic, six main rooms, bath, five special closets, a full basement and a porch. If ever a plan was devised to provide a home without an inch of waste space and at the same time including every comfort and convenience that the modern housewife demands, it is this one. Estimated cost $7,000.

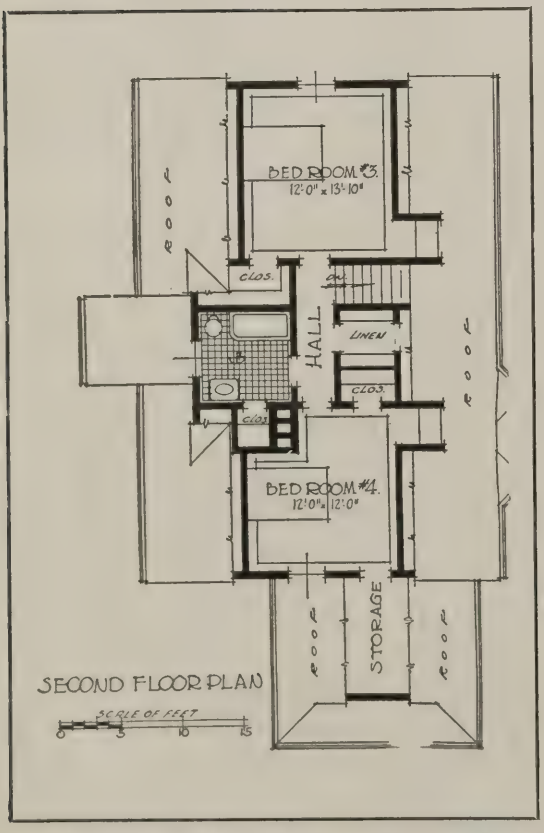
ARCHITECTS' SMALL HOUSE SERVICE BUREAU



Design No. 504. Complete Blue Print Plans and Specifications, $36.50.

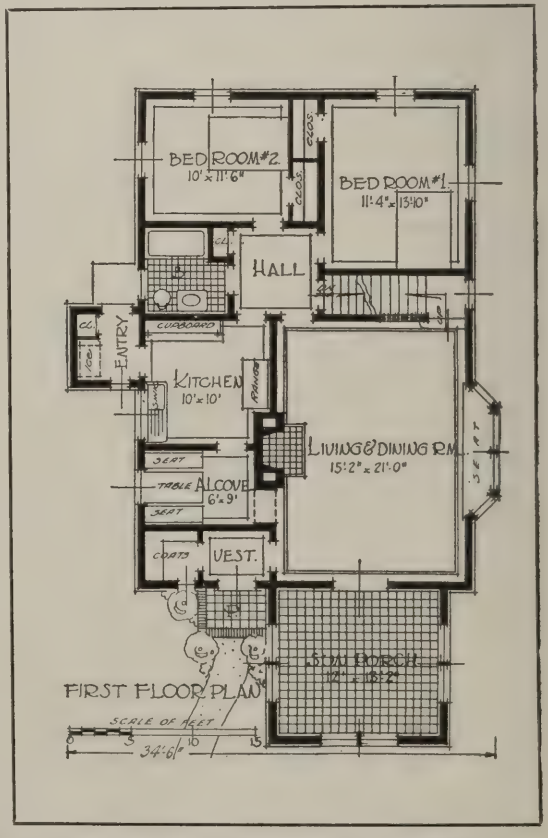
A Semi-Bungalow Home

R. C. HUNTER & BROTHER
Architects

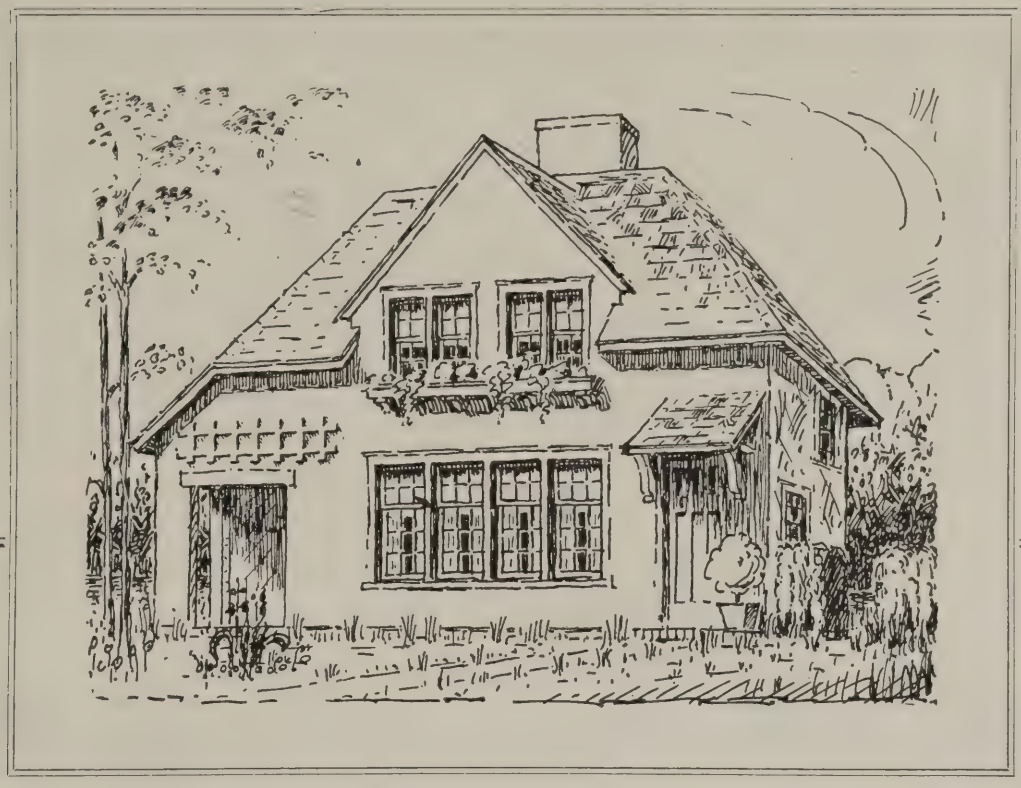


A HOUSE of stucco, perfectly plain, but artistically relieved by a clever roof-handling, which snaps it out of the ordinary. The vertical half timber work so common in English design has been carefully avoided, but a decided novelty has been introduced in the front main gable by having its upper portion of flat rough boards, these to be stained in sharp contrast.

This house can be built with a wood frame, or if preferred, it could be built of hollow tile, concrete block or common brick. Cost about $11,600.



Design No. 505. Complete Blue Print Plans and Specifications, $21.

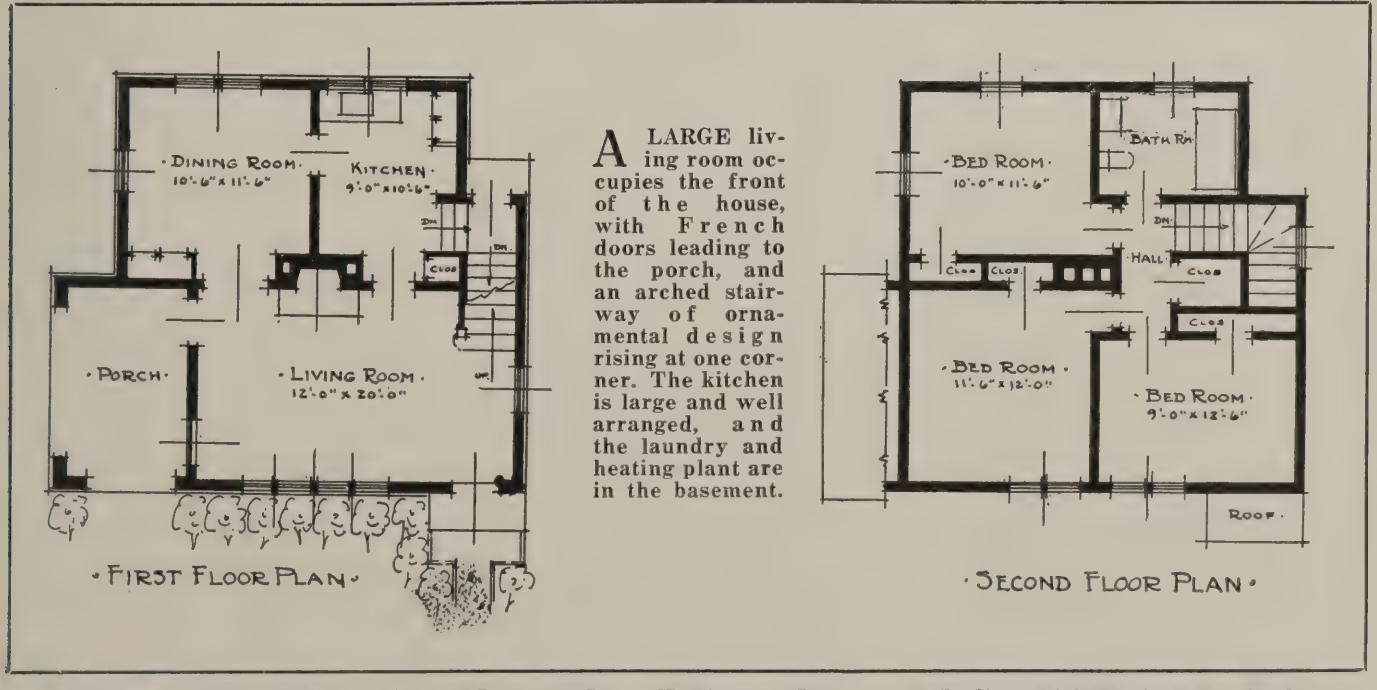


A Small Home of Dignity

WILLIAM F. SILLIMAN
Architect

DISTINCTIVE designs for houses that are to be erected on small lots present one of the chief difficulties to the builder who is endeavoring to secure the maximum return from the development of his tract. It is the aim of every progressive builder to give the widest possible variety to the architectural treatment of his houses.

The sale of residences constructed in groups will be found to move at a more rapid pace where individual treatment is given each house in the block. The average purchaser is apt to be repelled by rows of houses all of which are identical with each other. This is a design that lends itself to many types of exterior treatments to break the monotony. Estimated cost $6,900, depending upon local building conditions.



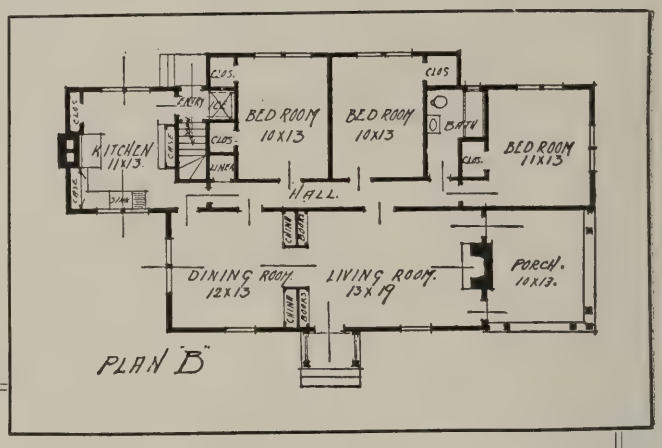
A LARGE living room occupies the front of the house, with French doors leading to the porch, and an arched stairway of ornamental design rising at one corner. The kitchen is large and well arranged, and the laundry and heating plant are in the basement.

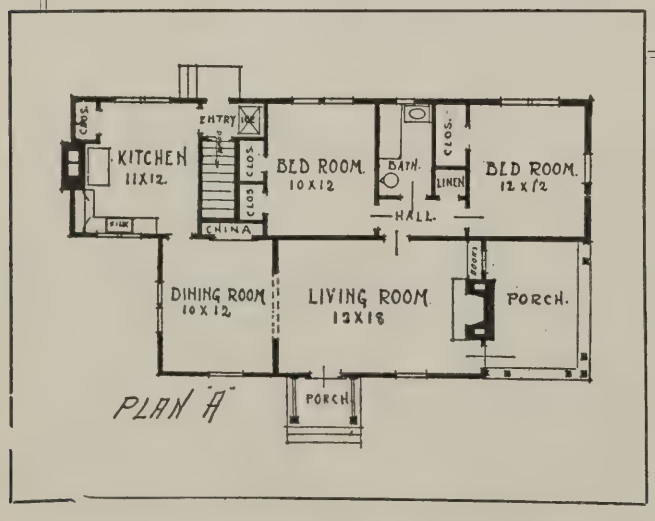
Design No. 506. Complete Blue Print Plans and Specifications, $23.

Two Floor Plans *for a* Cottage

These Offer Clever Suggestions for Different Room Arrangements

HERE is a charming cottage, simple and symmetrical in design without being in any sense commonplace. The exterior follows the early type of New England cottage with its white walls and green shuttered windows. It is designed for a lot having a frontage of 65 feet or more. The alternative floor plans offer ample variety for the home-builder. Based upon





ROBERT L. STEVENSON
Architect

A Stucco and Shingle Interior That Will Charm

an identical exterior, Plan "A" has two bed-rooms, while Plan "B" offers three. Otherwise the two layouts are very similar, and the exterior in both cases would show only the slightest of variations. The simplicity of the design is probably its chief charm. An excellent effect is secured by the roof lines, which are unbroken except for the entrance porch cornice. The width over all of Plan "A" is 47 feet; that of Plan "B" is 57 feet. Estimated cost $9,500, depending upon local building conditions and the refinement of interior finish.

The adaptation of two entirely different floor plans to the same exterior is less usual than the converse problem—varying an exterior based upon an identical plan. Often, however, a home-builder is taken with an exterior, but wishes another room arrangement.

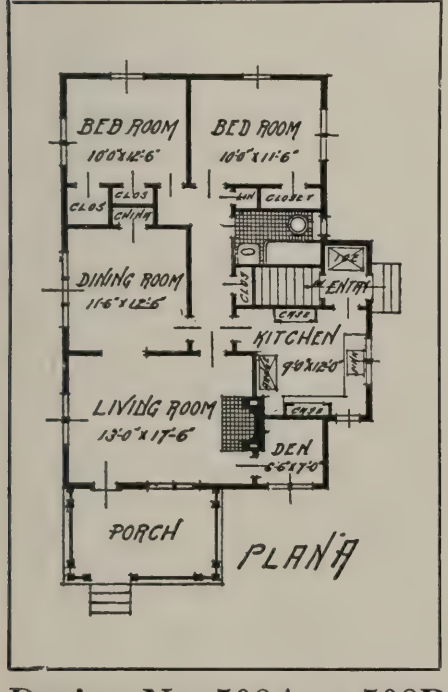
Design No. 507A or 507B. Complete Blue Print Plans and Specifications, $35.

A Cottage with Alternate Floor Plan

THE bungalow and plans shown on this page illustrate a different method of treatment. In the alternative layouts Plan "A" has entrance direct to the living room, whereas Plan "B" has the entrance door leading to a vestibule. Both the houses and the plans provide halls. Estimated cost, $7,000.

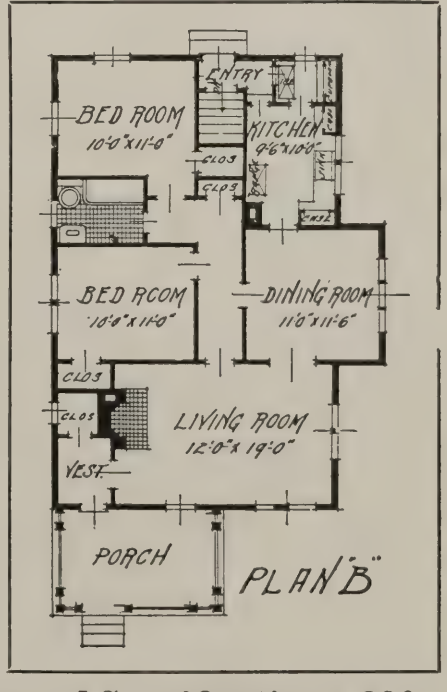
This exterior has a snug appearance that would set it off no matter what its setting.

Architect
ROBERT L. STEVENSON



THIS design is planned along bungalow lines, and so admirable is its treatment that the house presents a pleasant picture from any point of view. It is particularly suitable for lots having a 50-foot frontage. The width of the house at its widest point is 28 feet; thus, a 50-foot frontage would leave ample room for a driveway and proper setting from the side lines.

The dimensions of the main part of the house plan are 25 by 39 feet. The alternative floor plans show clever variations. Plan "A" has entrance leading direct to living room; "B" has entrance leading to a vestibule. In "A" the kitchen and service entry are placed at the side, a space given over in "B" to the dining room. Plan "A," as if to compensate for the vestibule offered by its rival, has a tiny den adjoining the living room.



Design No. 508A or 508B. Complete Blue Print Plans and Specifications, $30.

New England Home Design for Narrow Lot

HERE is a little gem of a house designed to be placed on a 20 ft. lot. The lines follow those of the old-style New England home, the kind that graced a hill side street. The exterior finish is reminiscent of Georgian Colonial. The room arrangement leaves nothing to be desired by the family of moderate means. Every comfort has been provided for. It is the sort of house that will furnish up well at small expense. For newlyweds it is hard to imagine anything more desirable. Estimated cost $4,900.

Outline of Specifications

EXTERIOR:
Walls to be of clapboards over frame construction. Entrance steps and terrace to be of common brick. Exposed portions of chimney to be of face brick. Chimney pots of terra cotta.

INTERIOR FINISH:
Of living room and dining room in smooth plaster with ornamental molding. Walls to be painted or papered. Bedrooms to be painted. Sun parlor to have rough plastic finish on ceiling and walls above trim. Kitchen walls hung with washable wall covering. Bath room walls above wainscot and ceiling to be enamelled. Rear entry, laundry and cold closet to be painted with cold water paint.

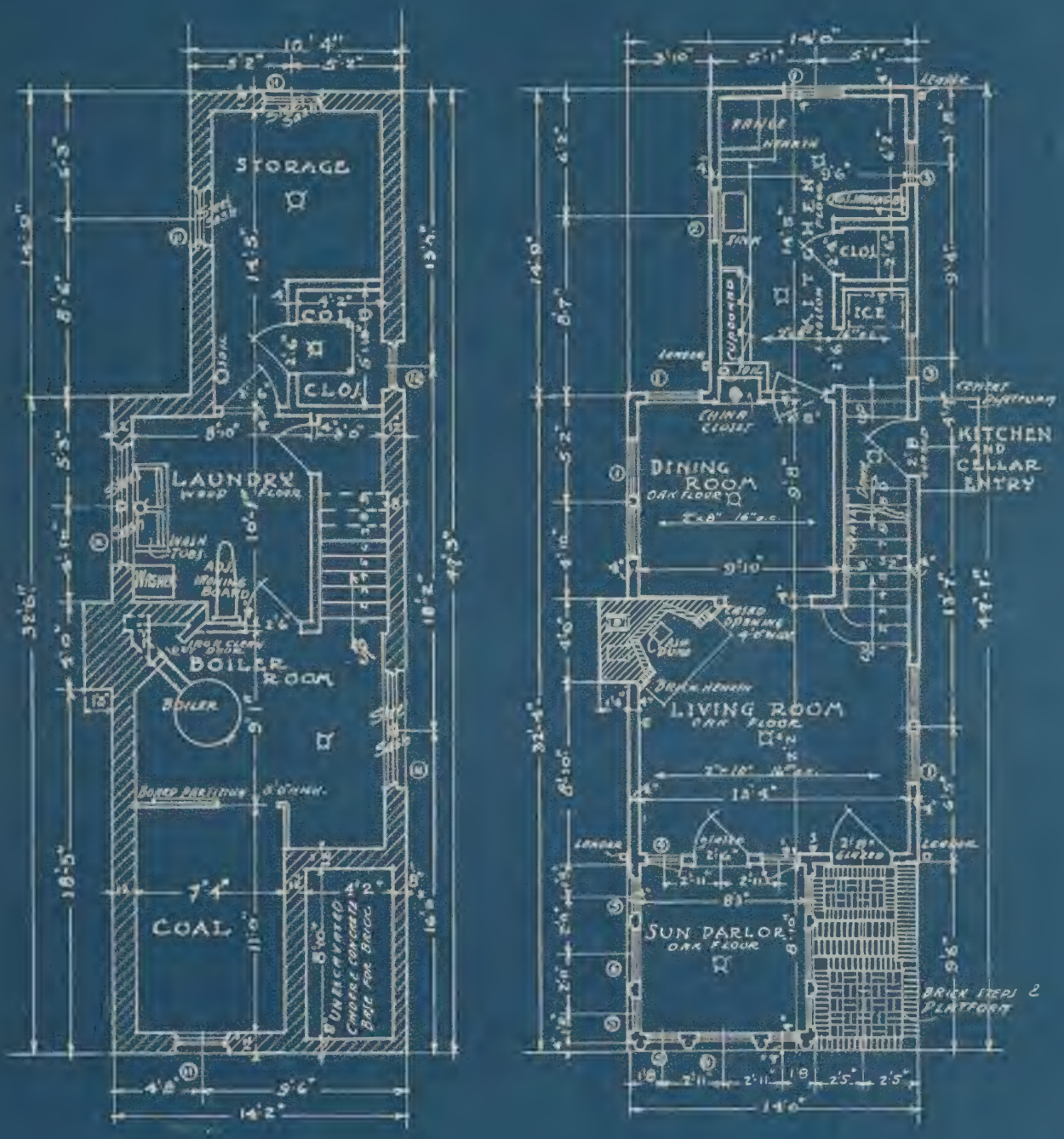
WINDOWS:
To be of wood, double hung, with upper sash divided. Cellar sash of steel. Sun parlor sash to be in removable sections interchangeable with screens.

HEATING:
To be by hot air, hot water or steam as desired.

ROOF:
To be covered with shingles, either of wood or composition. Leaders: rectangular in section of either zinc, copper or galvanized iron.

PLUMBING:
To include enamelled iron sink, lavatory and bath tub; porcelain closet and soapstone wash tubs. Vent and drain pipes, cast iron. Water pipes; brass.

Design No. 509. Complete Blue Print Plans and Specifications, $15.



·BASEMENT·

·FIRST FLOOR

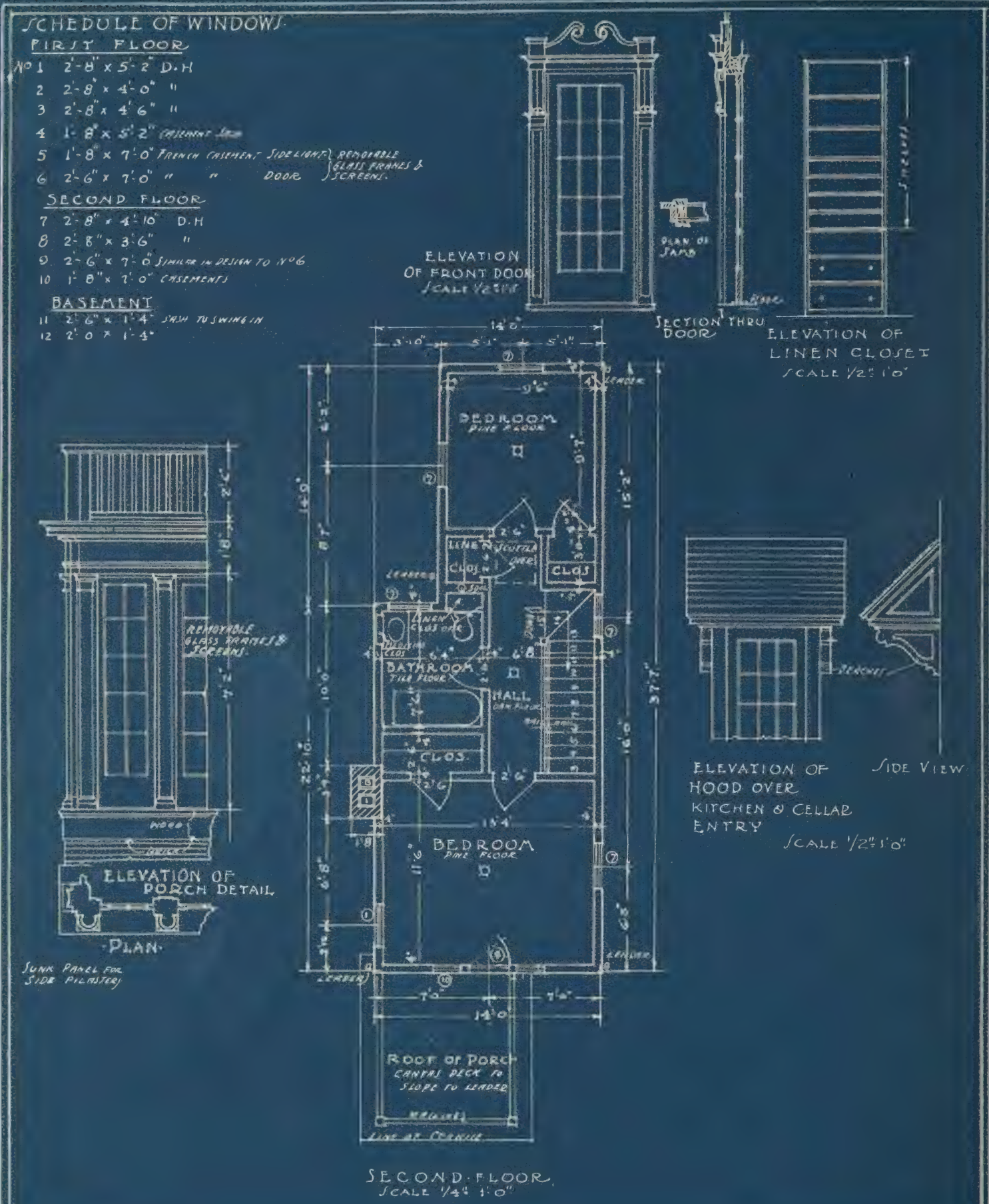
SCALE: 1/4" = 1'-0"

BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

Page 17

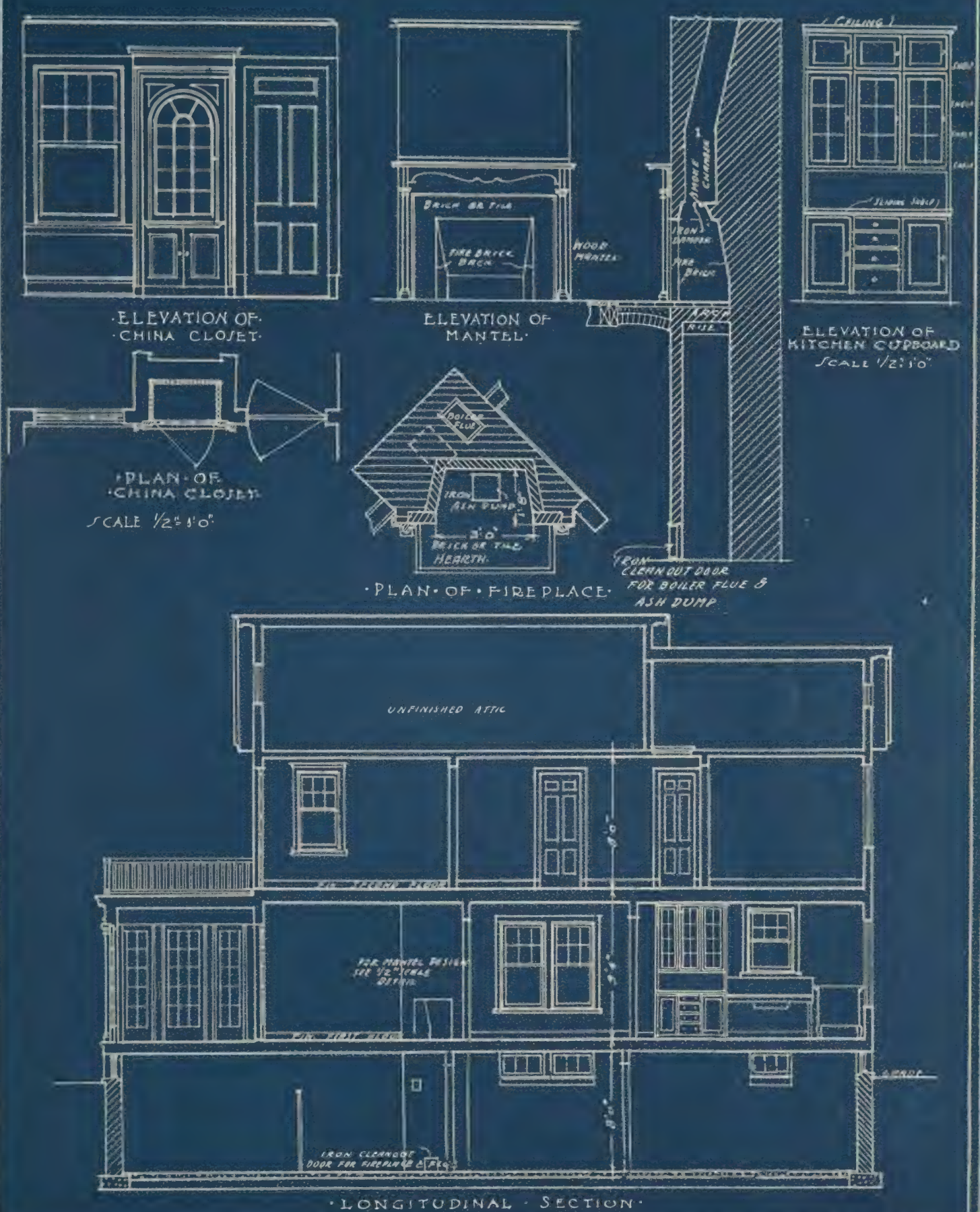
Drawn by William Sanger

Sheet No. 1 of 4



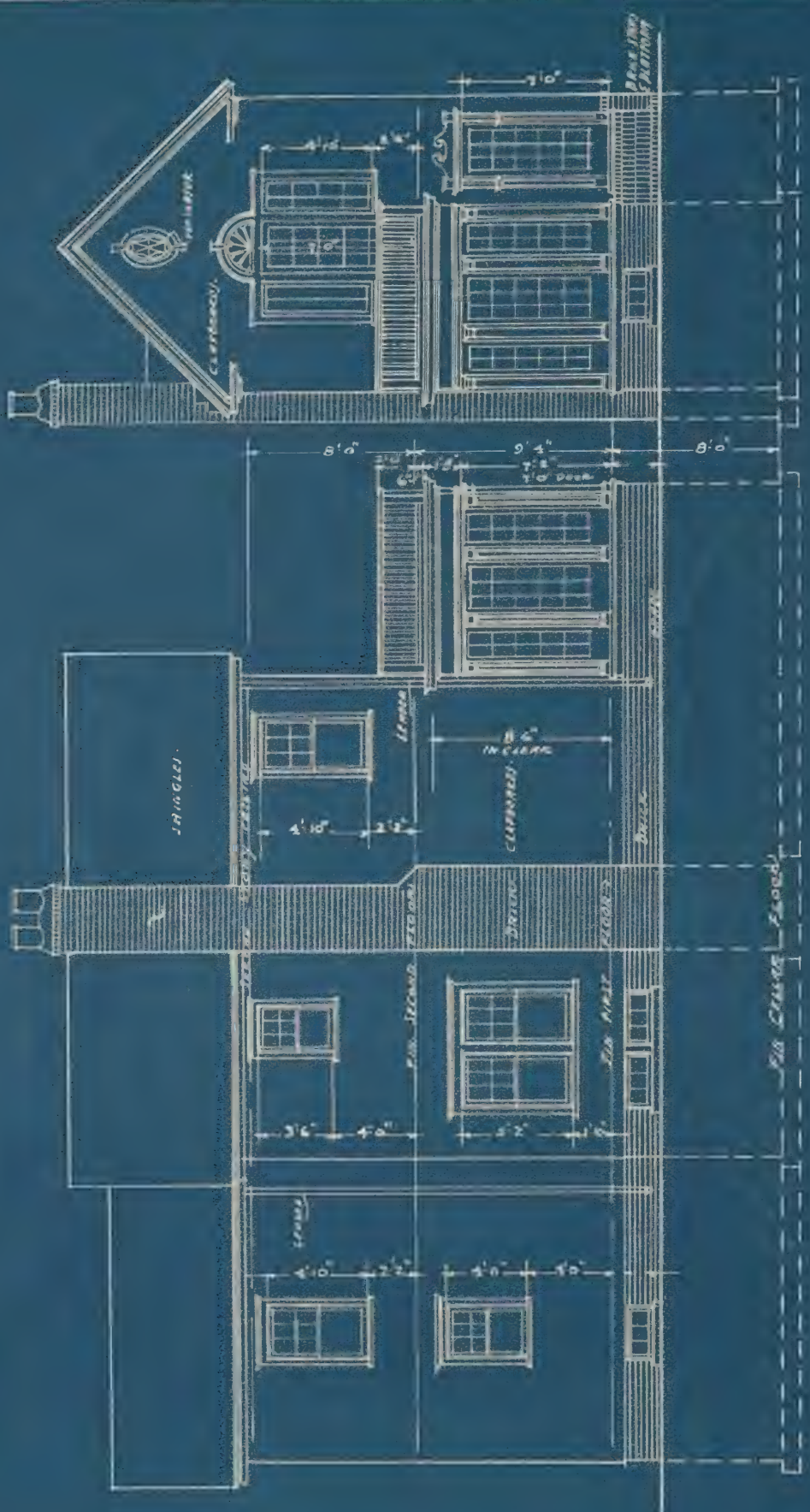
BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

Drawn by William Sanger



BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

Drawn by William Sanger



BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

Page 20

Drawn by William Sanger

Sheet No. 4 of 4

A Bill of Materials

Prepared by WALTER J. FRADGLEY for

New England Home for Narrow Lot

EXCAVATION

Basement (two feet larger than wall measurement)	154 cu. yds.
Trenches and pier footings	10 cu. yds.
Back fill around foundations and footings	25 cu. yds.
Fill under front porch floor	3 cu. yds.

MASONRY AND IRON WORK

Concrete foundation walls and footings to grade	938 cu. ft.
Concrete floor 4 in. thick	36 sq. ft.
Concrete basement floor 3 in. base, ¾ in. topping	480 sq. ft.
Concrete step foundations	18 cu. ft.
Face brick, foundation walls, chimney, etc.	3,934 brick
Common brick, foundation walls, chimney, etc.	5,922 brick
Flue lining 8″x12″	60 lin. ft.
Cast iron cleanout door and frame	1 piece
Thimbles	1 piece
Ash dump for fireplace	1 piece
Fireplace damper	1 piece
Face brick for fireplace	160 brick
Fire brick for fireplace	165 brick
Anchor bolts for wall plates	30 pieces
Terra cotta chimney cap	1 piece

PLASTERING

Plaster on interior walls and ceilings, 1st and 2nd floors	492 sq. yds.
Plaster on basement walls and ceilings	219 sq. yds.

STAIRS

First floor to basement	1 flight
First floor to second floor	1 flight

CARPENTRY

2″x8″	Wall plates	160 bd. ft.
2″x10″	Floor joists (1st and 2nd floors)	1,520 bd. ft.
2″x4″	Ceiling joist (2nd floor and porches)	320 bd. ft.
2″x4″	Roof rafters	480 bd. ft.
2″x4″	Exterior studs and plates	1,724 bd. ft.
2″x4″	Interior studs and plates	1,132 bd. ft.
1″x6″	D & M rough flooring	1,402 bd. ft.
	Floor paper under finished floors	10 squares
1″x6″	Roof boards	1,069 bd. ft.
	Roofing	10 squares
2¼″	Face finished floors	1,051 bd. ft.
1″x8″	Shiplap sheathing	2,939 bd. ft.
	Furring and grounds	250 bd. ft.
	Water proof paper over sheathing	25 squares
1½″x4″	Lap siding	3,674 bd. ft.
1″x6″	Under gutter	80 bd. ft.
1″x12″	Eave soffit	160 bd. ft.
2″	Cove mold	180 lin. ft.
1″x8″	Skirting, sun parlor	19 bd. ft.
1″x12″	Facia, sun parlor	28 bd. ft.
1″x12″	Cornice soffit	28 bd. ft.
1″x6″	Cornice facia	14 bd. ft.
2″	Cove	30 lin ft.
3″	Bed mould	30 lin. ft.
	Coal bin partitions	110 bd. ft.

MILL WORK

Closet shelving	104 lin. ft.
Chair rail, kitchen and bath	72 lin. ft.
Hook strip	36 lin. ft.
Base and quarter round	384 lin. ft.
Picture mould	208 lin. ft.
Mantel—fireplace	1 piece
Double drain board sink top	1 piece
China closet	1 piece
Linen closet	1 piece
Medicine closet	1 piece
Exterior doors (frames and trim complete)	2 open'gs
Exterior door, frame and sidelights—complete —to porch roof	1 opening
Interior doors (frames and trim complete)	13 open'gs
Cased opening (frames and trim complete)	1 opening
Windows (frames and trim complete)	10 open'gs
Mullion windows (frames and trim complete)	2 open'gs
Triple casement windows (frames and trim complete) sun parlor	3 open'gs 2 open'gs
Attic louver ventilators	4 open'gs
Basement doors (frames and trim complete)	2 open'gs
Mullion basement sash and frames complete	4 open'gs
Basement sash and frames complete	4 open'gs
Front porch top and bottom rail	30 lin. ft.
Front porch balusters	140 lin. ft.
4″x4″ posts 2′6″	4 pieces
Sun parlor pilasters 7′2″x8″	12 pieces
Side entrance canopy and brackets complete	1 piece

PAINTING

Exterior woodwork	39 squares
Interior woodwork	25 squares
Finished floors	11 squares

SHEET METAL

Gutters	95 lin. ft.
Downspouts	80 lin. ft.
Elbows	12 pieces
Chimney flashings	10 lin. ft.
Canvas porch deck	132 sq. ft.

TILE WORK

Floor of bathroom	45 sq. ft.

HARDWARE

4 x4	Exterior door butts	3 pairs
	Exterior door lock sets	2 sets
3½x3½	Interior door butts	13 pairs
	Interior door lock sets	13 sets
3½x3½	Casement sash butts	12 pairs
	Casement fasteners	16 pieces
	Casement adjusters	8 pieces
	Double acting door hinges	1 set
	Door bumpers	17 pieces
	Coat hooks	3 dozen
2½x2	Butts	9 pairs
	Cupboard catches	9 pairs
	Drawer pulls	4 pieces
	Basement door hardware	4 sets

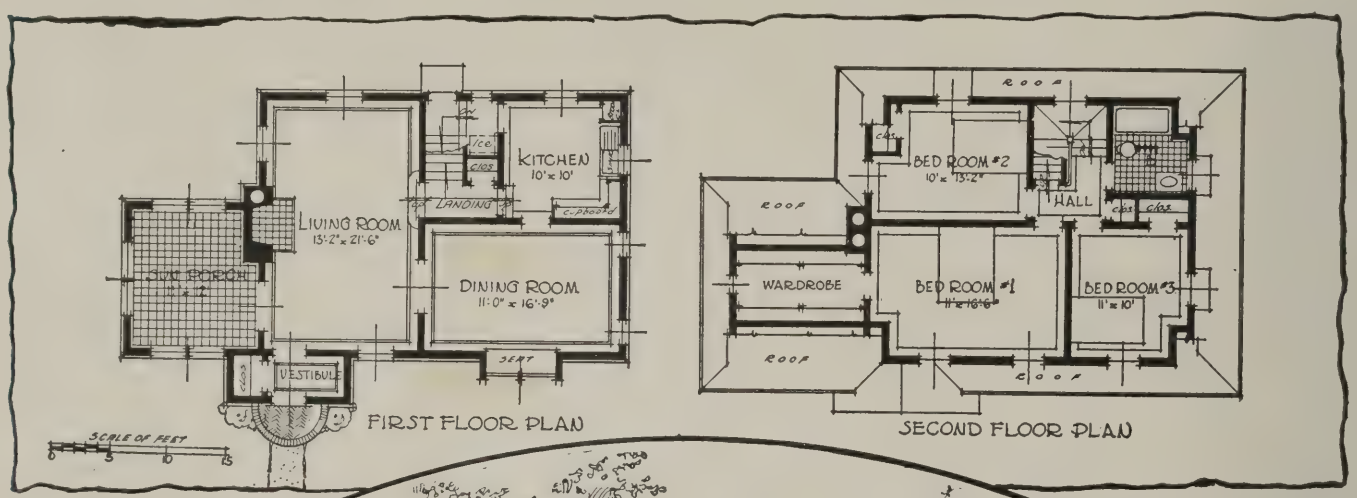
A Brick and Stucco House of Character

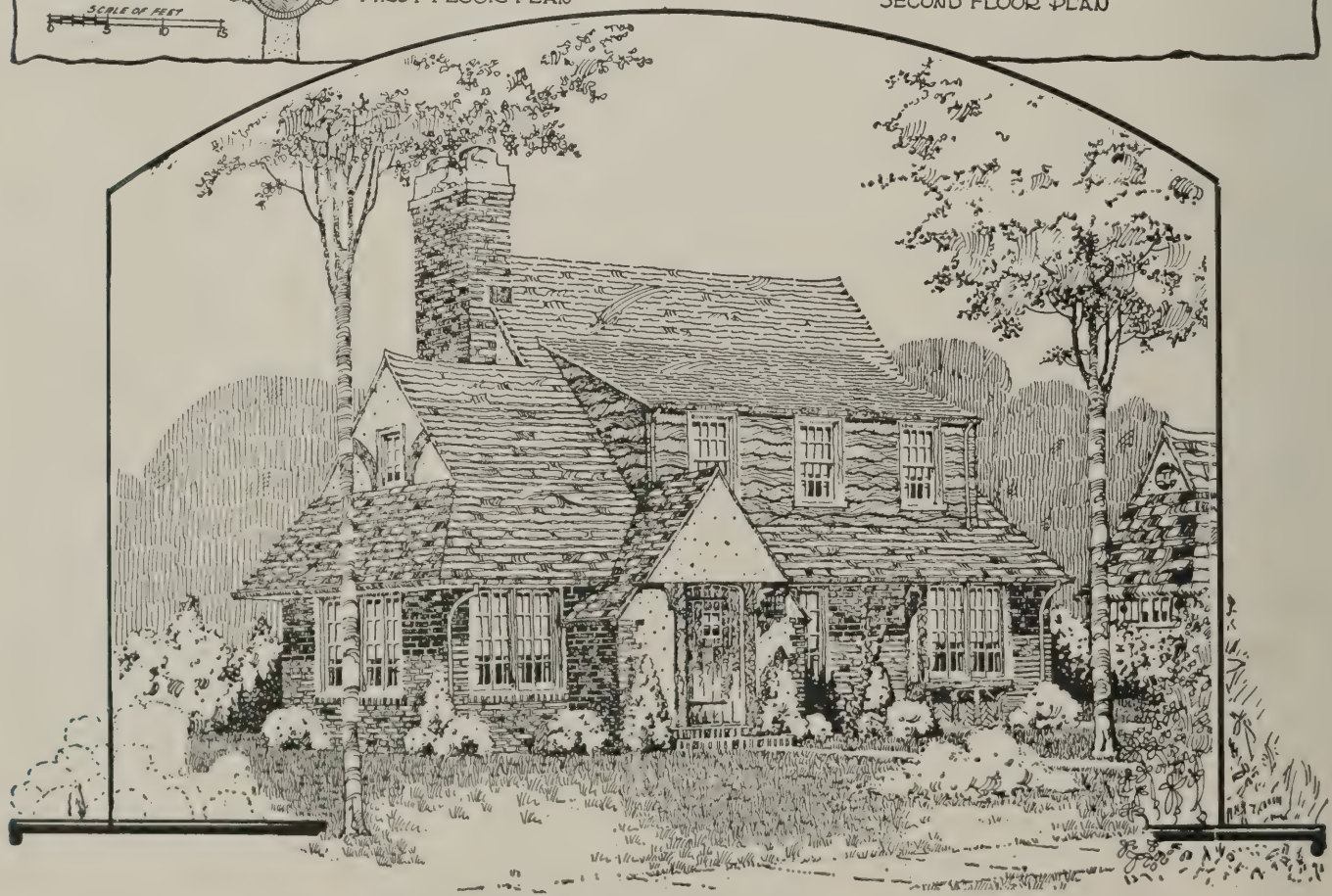
R. C. HUNTER & BRO.
Architects

THERE are many people that like the appearance of brick houses, and there is no doubt an air of substantial construction about them that is not obtained to the same degree by any other material.

The house shown here is of brick on the first story and stucco above. The lines of this house are good and the dark shingles and brick are relieved by the stucco gables and entrance. The treatment of the brick under the dining room window on the front of the house is unusual and adds a touch of character as do the rough pieces used in the half timber work. The chimney is brick and has a stucco top and squatty pots to cap it off.

The plan is so conceived that a maximum of space is given the rooms. On the first floor one enters into a small vestibule, thus space that would ordinarily be used for hall space is given over to the living room. There is a large fireplace in this room where one may enjoy the warmth and glow of the open fire during the cool days, and a small sun porch opens from this room by French doors and makes a cool and restful retreat in summer. Upstairs, space just below the left gable is utilized for a wardrobe. Three ample bedrooms are grouped about a tiny stair hall. Cost is in neighborhood of $9,400.



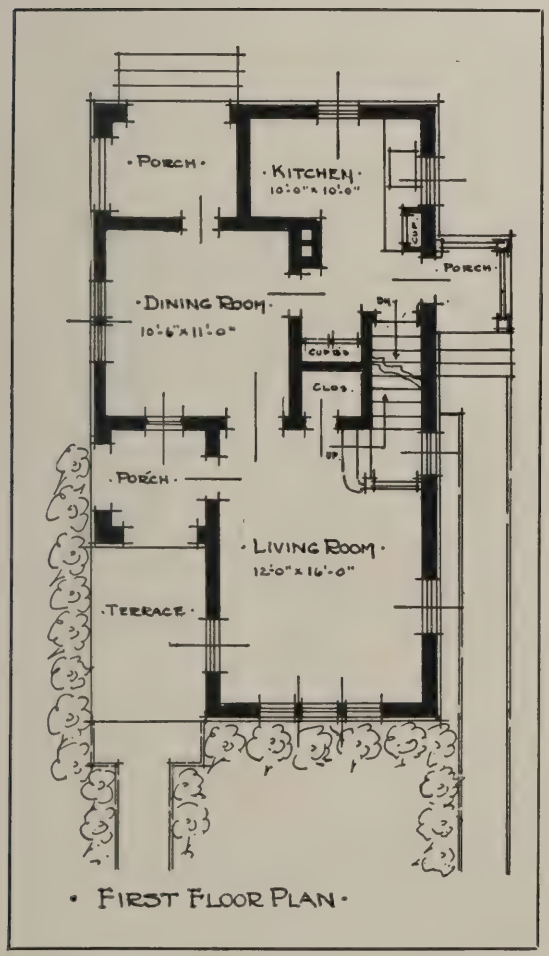


Design No. 510. Complete Blue Print Plans and Specifications, $18.

An Ideal Home for a Terraced Site Where Nature Cares for the Landscaping

WILLIAM F. SILLIMAN
Architect

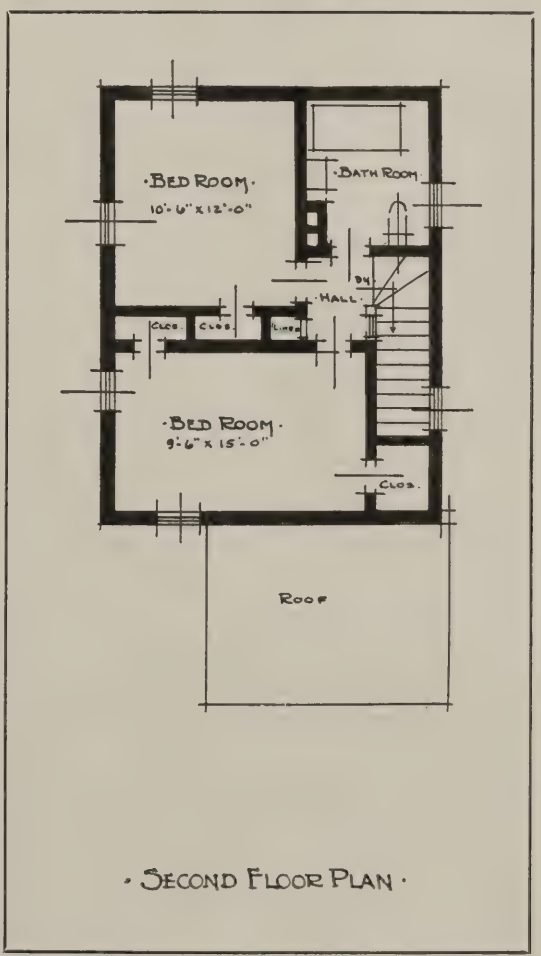
A Picturesque English Cottage



FIRST FLOOR PLAN

THE house shown on this page also has its source in the picturesque English cottage, and contains five rooms and bath well proportioned. A terrace provides a formal approach to the entrance, which is placed at the side, and is masked by an enclosed porch.

The living room is lighted on three sides, and the dining room is unique in possessing two porches, one at either end. Above are two bedrooms with an ample provision for closets. Estimated cost about $6,000.



SECOND FLOOR PLAN

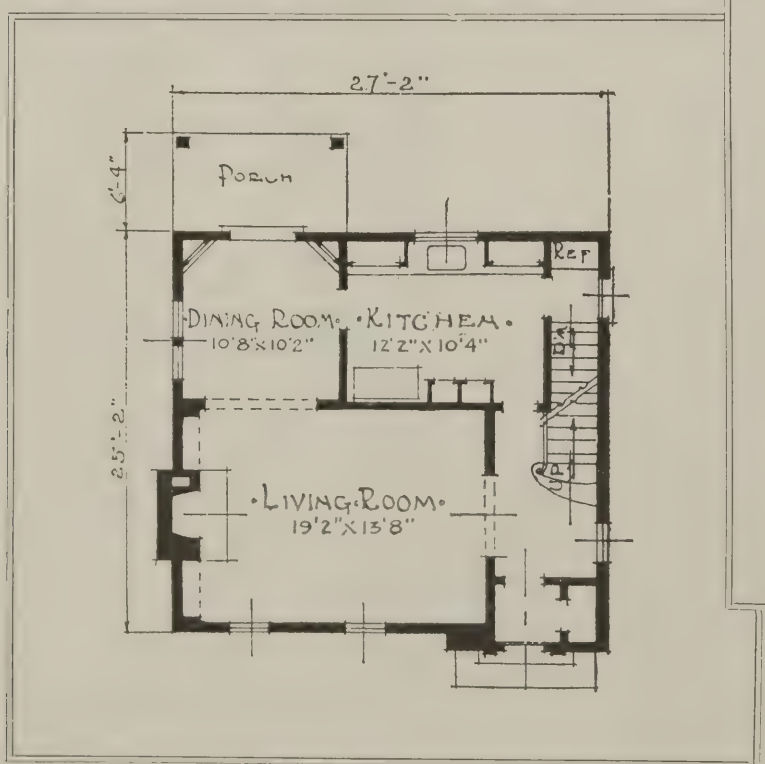
Design No. 511. Complete Blue Print Plans and Specifications, $23.

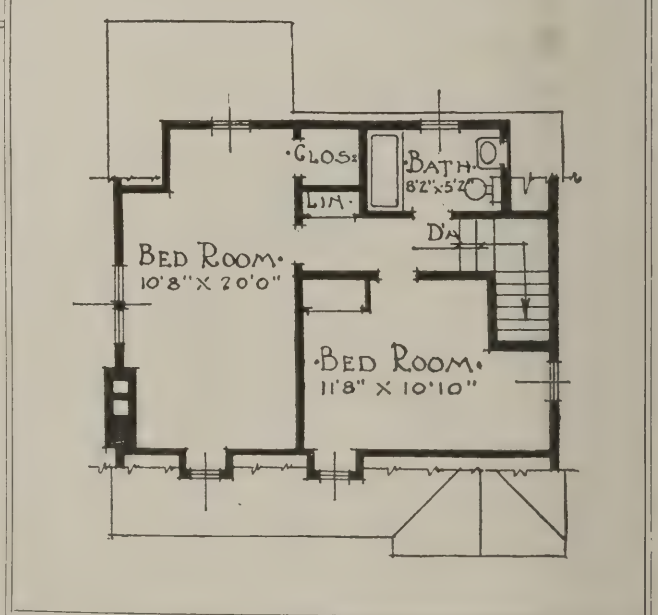
Attractive Story-and-a-Half Design

THIS five-room home design is of frame construction with exterior finish either of wide wood siding or shingles, as the owner prefers. It is given especial distinction by a well designed entrance. The builder who does not follow this entrance closely, even to the brick steps and stoop, the curving wrought iron rails leading to the door, and the swinging lamp above, will lose thereby.

About the first floor plan is a pleasant air of spaciousness, rather remarkable for a house of this size. The stairway is open, and because of the wide opening between the living room and hall the stairway can be seen from the living room.

The width of this house is 27 ft. 2 in. and the depth 25 ft. 2 in. (without porch). Estimated cost $6,800.





ARCHITECTS' SMALL HOUSE SERVICE BUREAU

Design No. 512. Complete Blue Print Plans and Specifications, $30.50.

A Bungalow of Old World Character

With an Entrance of Merit

ARCHITECTS' SMALL HOUSE SERVICE BUREAU

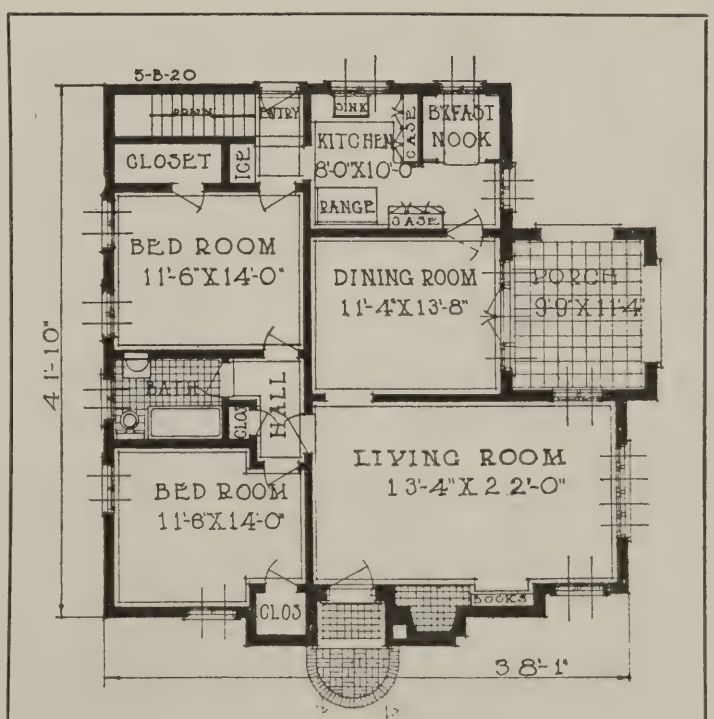
HERE is proof that a picturesque exterior and a splendidly thought-out plan are quite compatible. It would be hard to find a more individual and pleasing exterior, or an interior of better proportion and arrangement than for this bungalow.

The design shows five good-sized light rooms; a breakfast nook, and a porch opening from the living room, dining room, and overlooking the garden. This porch would make a delightful dining porch in summer, and might be screened or glazed in.

This design has the old world character that has become so much desired in recent years. The irregularities of the plan and the form and mass of the building are not accidental. They are all carefully calculated to give a balanced design, no matter from what angle the house is viewed. There is also an unmistakable air of masonry construction about the design. No one would think from seeing how the details are worked out that this house could be built of anything excepting brick or tile. The stucco finish may be tooled to a smooth surface, or if desired, it may be worked out in any of the rough texture surfaces that we have seen used so effectively in Europe.

The basement is under the dining room, kitchen and back bedroom. It contains a laundry, storage room, heater and coal room. Should it be desired, the entire basement might be excavated, giving a large recreation room under the living room and a basement sleeping room in places where this is permissible.

Among the features are the following: The protected entrance; built-in bookcase opening on the three sides in living room; private hall for bedrooms and bath. The well lighted breakfast nook will save many steps. Cost about $8,000.



Altogether commodious rooms are the feature of this plan. Living room with its fireplace and built-in book shelves is a model of comfort.

Design No. 513. Complete Blue Print Plans and Specifications, $30.50.

A Fourteen-Foot Wide Home!

WILLIAM SANGER, Architect

TODAY the cry in home-building is "Much in little!" With the prevalence of small lots, compactness with comfort is the great aim. Here is a house that is indeed compact—it is only 14 feet wide—and that is replete with comforts and uniquely attractive. It is an ideal design for the 20-foot lot.

EXTERIOR:

Walls to be of stucco on metal lath, patent wood lath sheathing or special fibre sheathing.
Steps and front entry floor of wire-cut brick, dark shade of red.
Exterior trim to be painted three coats.

ROOF:

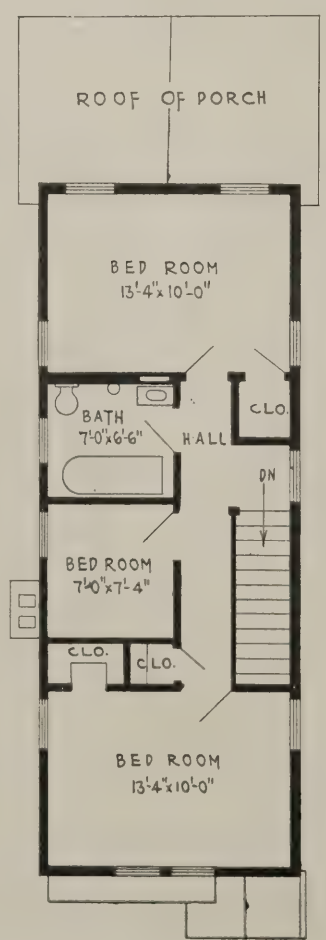
Roof to be of pressed metal, Spanish tile design.
Leaders rectangular in section, either galvanized iron, zinc or copper.
Gutters same metal as leaders.

WINDOWS:

All sash and frames are to be of wood. Double hung sash divided as shown. Cellar sash and frames of steel.

INTERIOR TRIM:

Bedroom, kitchen and bathroom of white pine.
Dining room trim of walnut.
Kitchen of white pine.
Closets cedar lined. All doors single panel in Douglas fir or Southern pine. Living room trim, stairs and mantel shelf of cypress.



This trim home is of stucco on frame construction with roof of imitation Spanish tile. Its lines are becomingly simple, and the exterior is graced by many happy touches. It well shows how a few artistic strokes can lift the small house high above the common run of box-like structures. Estimated cost, $4,900.

PAINTING:

Living and dining room walls in tinted plaster, rough finish.
Trim stained and waxed.
Kitchen trim and ceiling painted.
Kitchen walls covered with oil clothing hanging.
Rear stair hall tinted in cold water paint.
Laundry wall painted in three coats. Wainscot 3'6" high in blue enamel. Space above and ceiling in white.
Floor painted gray, boiler room and store room painted with two coats of cold water paint. White cold water paint on ceilings.

HEATING:

Heating to be steam, hot water, or either pipeless or pipe furnace. This design is suitable for either system.

PLUMBING:

Sink, bathtub and lavatory of enameled iron. Porcelain toilet and washtubs. Cast-iron drainage and vent pipes; water-pipes, brass. Gas connections to kitchen range and fire-place for gas-logs.

What Can We Do on a 20 x 100 ft. Lot?

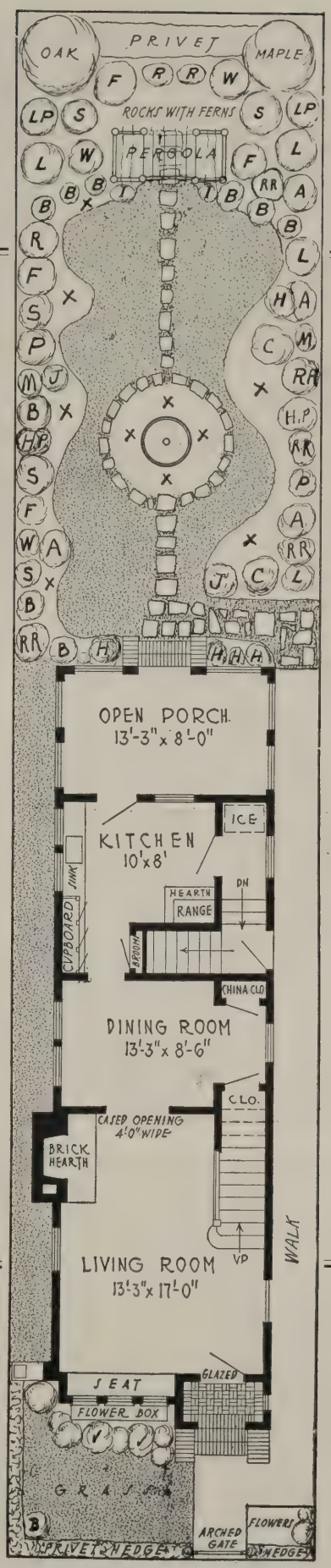
THIS illustration shows the layout of a 20x100 ft. lot such as is commonly sold in our larger cities. On this we have placed the 14 ft. wide house which gives a passage of 3 ft. all around same. If the neighboring houses are also placed 3 ft. away from the lot line this means there will be 6 ft. of air space between houses.

This house is set back 10 ft. from sidewalk line which gives just a space in front for a grass plot, lined with a low privet hedge and an arched gateway. A foundation planting (V, V) is of low growing evergreens. In the one corner marked B is located a barberry.

A cemented walk leads from the arch gate to the front steps and around one side of the walk from which access is had to the kitchen and to the rear garden.

One little section of the cemented walk near the corner is set apart for flowers and small evergreens. The effect of this is a pleasing spot just as one leaves the home grounds.

The cemented walk, as our diagram shows, ends at the rear line of the house and then starts a path of stepping stones leading to the rear porch steps—other stepping stones lead towards the back of the yard circling around a small fountain, and then leading back to a two-seated pergola. In back of this pergola there is a rock garden filled with ferns and then rock plants, and in back of same is a



We Can Have a Home of Beauty and Convenience With a Charming Garden Planting

good screen of untrimmed privet, in front of which are placed some rhododendrons and other shrubs.

The whole effect is to make a charming view from the porch and from the pergola as well, both being focal spots in the layout.

There is a small amount of lawn broken up on each side by an irregular border of shrubs with flowering annuals and perennials in front. The effect of a planting, as sketched out here, is to make a green wall all around the little garden, avoiding the straight and regular. The shrubs selected are such that will do well in almost any location and, best of all, can be had at a very low cost.

Succession of bloom is provided for as well as a variety of color without any clashing. Some of the plants are evergreen, so that the effect will be good both winter and summer, and in freezing weather the fountain can be turned on for a short while so as to produce an artistic ice fountain. What more could one want on a 20x100 ft. lot?

It is the attention to little details of this sort that will give the builder a name for building satisfying homes. It is not enough to just merely erect a structure and then leave it in a heap of rubbish but to finish it complete so as to make it a real home, and more and more the grading and planting is being done under the supervision of the builder.

THE different plants and shrubbery as indicated on this plan are as follows:

R—Rhododendron
F—Forsythia
W—Weigela
L.P.—Lombardy Poplar
S—Spirea
L—Lilac
B—Barberry
I—Iris
R.R.—Rosa Rogusa
P—Philadelphus
M—Magnolia
X—Flowers, Annuals and Perennials
H.P.—Hydrangea Paniculata
A—Alathea
H—Hydrangea Grandiflora
J—Juniper
C—Arbor Vitae
Cover pergola with clematis and wisteria
Boston Ivy at house.

Design No. 514. Complete Blue Print Plans and Specifications, $15.

THE garden gate serves an artistic as well as a utilitarian purpose. This gate designed by Charles Schermerhorn, Architect, of Philadelphia

WHAT more glorious setting could one have for a concrete swimming pool?

BRICK and stone paths, a pool with fountain ornament, and Nature's handiwork produce this beautiful refreshing vista

WHEN the builder is finished with the garden building, Nature gives the final touch in beautifying it to the eye

Simple Details that Beautify the Grounds

TO hide a vegetable garden from the flowers a fence in pergola form lends the touch of beauty but not until partly covered with vines

A BLENDING of stone, brick, tile and wood is this welcoming entrance designed by Grosvenor Atterbury, Architect, of New York City

Landscaping the Small Home Does Not Add Greatly to its Cost if the Builder Uses Ingenuous Little Details Such as These. Their Cost is Chiefly Represented in Labor Rather Than Material

NATURE and builder's work combine to form the glorious picture garden shown above

A SIMPLE pergola oft-times forms the basis for the garden background. Such features cost but very little.

WHERE the property proudly boasts a little brook the builder can erect a bridge that will add the right touch.

A QUIET retreat is this pergola covered summer house carried out in the same design as the fence so as to strike a note of uniformity

Utility and Beauty Meet Here

THIS is a house that is simple in its essentials, yet its simplicity is not of the kind that makes for severity or for hardness of line. On the contrary, it is friendly and inviting from every aspect.

In its rustic character, there is just a flavor of the old-fashioned, well-built American farmhouse. But while the general ensemble is perhaps thus reminiscent, this bungalow is very far from being as artless and naive as are the usual run of such structures. Subtle touches lend their quota of beauty and distinction. And these enhancements are gained with everyday means and at a minimum of expense.

The exterior of the house has wide shingled or clapboarded sides, with variegated shades of shingle for the roof.

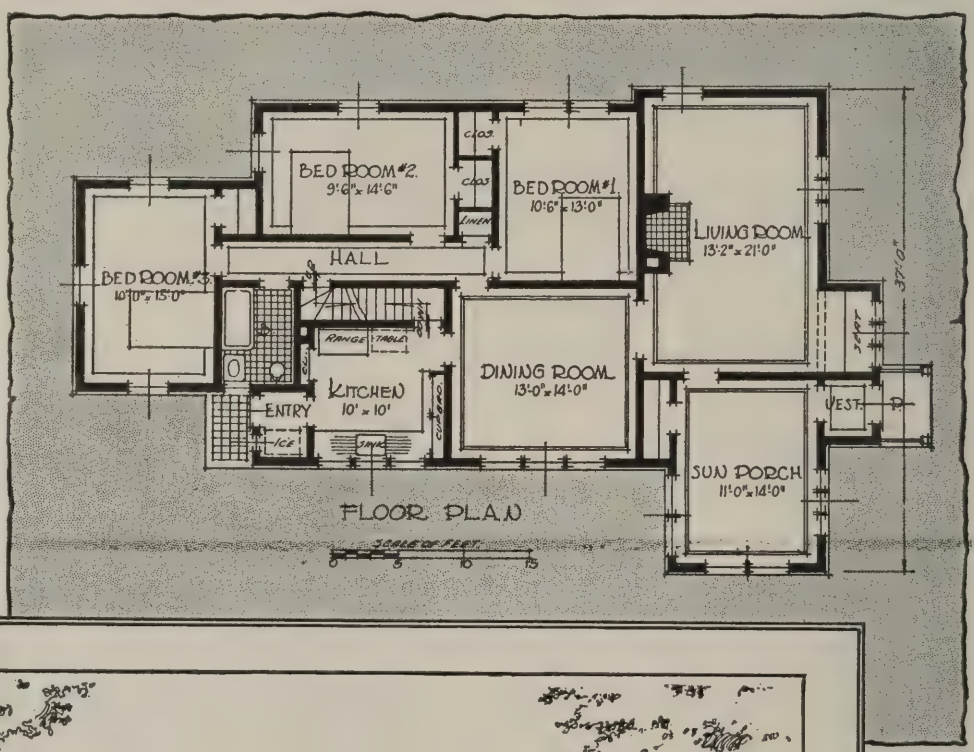
R. C. HUNTER & BRO.
Architects

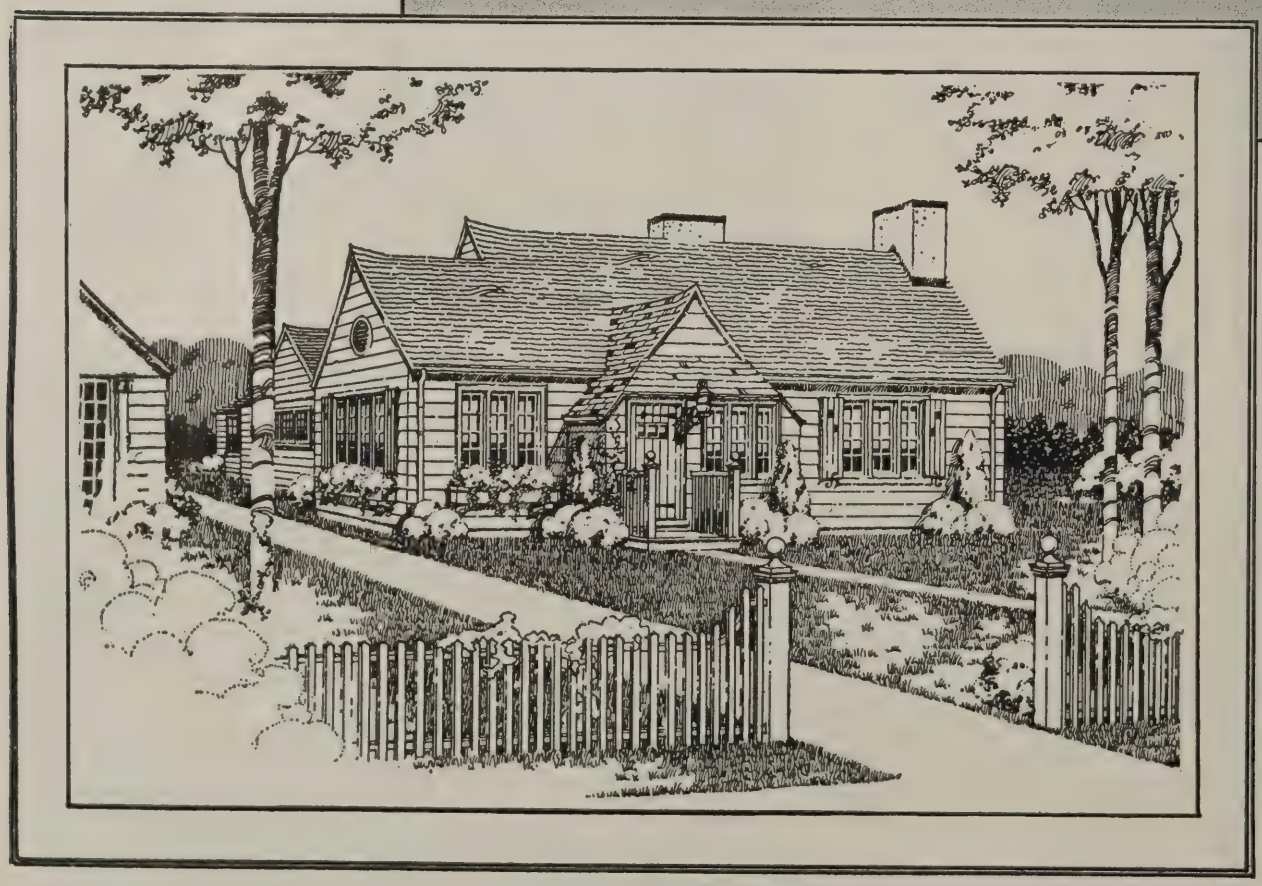
The living room, of which the built-in window seat forms an integral part, is especially generous in its dimensions, being 13′2″x21′0″. Adjoining it is the sun porch, lighted on three sides, which measures 11′0″x14′0″.

Also adjoining the living room is the dining room, which derives plenty of light from its ample windows. It measures 13′0″x14′0″.

The well-equipped kitchen is of course placed next to the dining room, and gives access to the cellar. A hall connects the three bedrooms, tiled bathroom, and dining room. This gives privacy quite as satisfactory as though a second floor were provided in plan arrangement.

The estimated cost is $11,600.





Design No. 515. Complete Blue Print Plans and Specifications, $18.

For Comfort, the Dutch Colonial

R. C. HUNTER & BRO.
Architects

A Design With Shingles and Brick Cleverly Combined

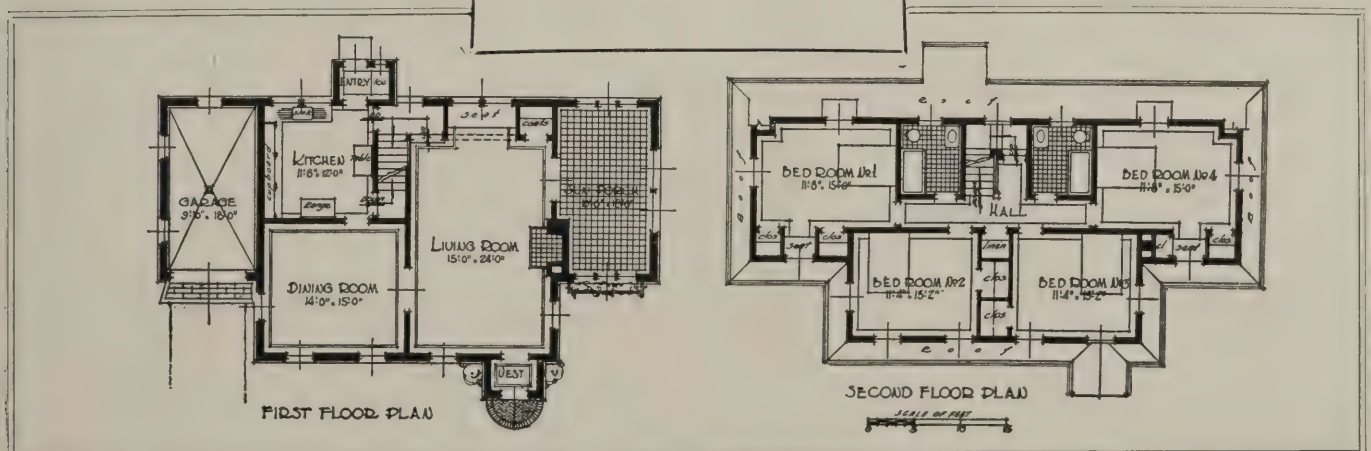
WHEN one is considering the building of a home (and at some time in life most of us do seriously consider the question), attention should first be given to the plan arrangement. Being primarily a place to live in, the home should be planned with an eye to meeting the living conditions of the family.

The house here illustrated is of this type. The architects have laid out a roomy, livable, economical plan, and have designed an attractive exterior that is also economical to build. The Dutch Colonial style lends the design a wholesome, hearty character. The materials are brick and shingles, happily combined.

The first-floor plan shows a large living room, an entrance vestibule, a generous enclosed living porch, dining room, kitchen and rear entry. The living room has a large open fireplace, a built-in window seat, and a coat closet.

The stairs are so arranged that no hall is required on the first floor, and they also serve the kitchen.

Estimated cost about $15,600.



Design No. 516. Complete Blue Print Plans and Specifications, $24.

A Commodious One Floor Design

ARCHITECT'S SMALL HOUSE
SERVICE BUREAU

BEFORE you go into the bungalow to inspect the plan and equipment, first study the exterior. Note how simple yet really very beautiful it is. There are no wide overhanging eaves to increase building costs and darken the rooms.

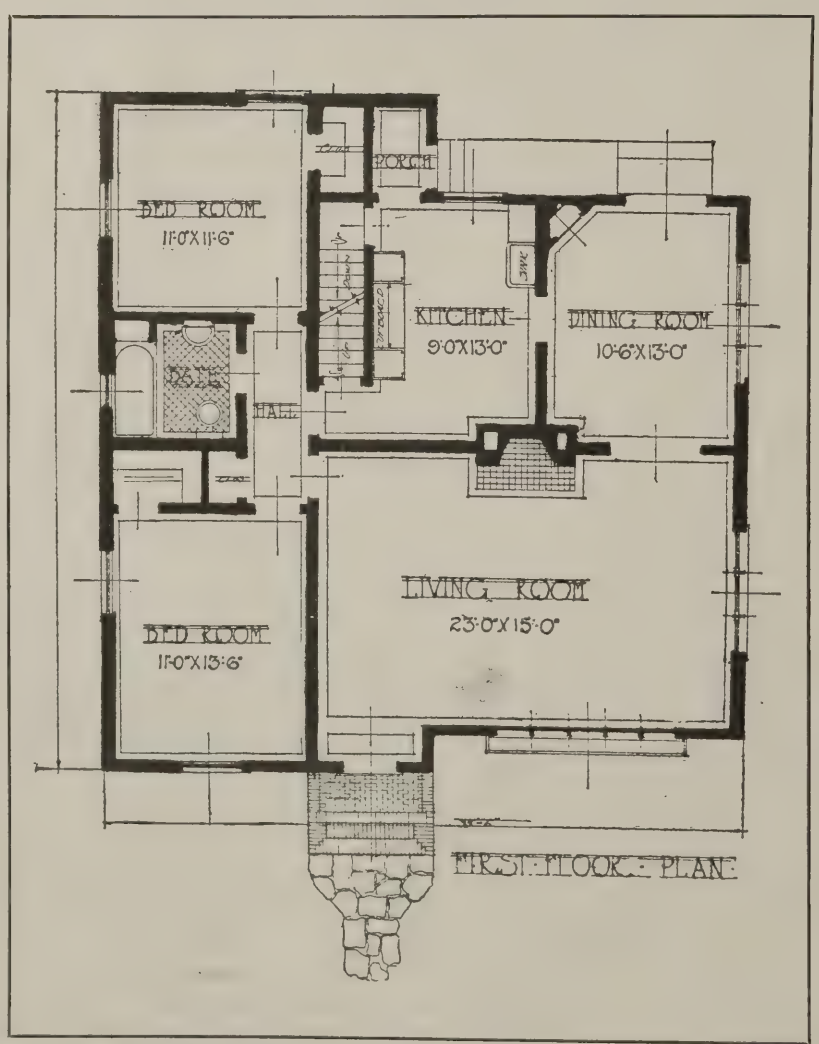
Simplicity dominates everywhere, and yet if you note the little things, such as the arched entrance doorway, the casement windows, the pitch of the roof, the wide shutters with an old fashioned touch, the brick entrance steps, you will see that details like these and good proportions have given this house all the earmarks of a much more expensive home than it really is.

The spirit of the bungalow is colonial, a style that outlasts passing fads and fancies. There are five good rooms and bath, all of which can be placed comfortably on a 45 foot city lot.

A full basement is provided. Also attic space reached from stairs leading from the kitchen.

Each room has cross ventilation and cross light. A stunning fireplace dominates the living room. The kitchen has been planned to provide cupboard space and to economize in steps and labor.

French doors open directly from the dining room to a terrace, and the arched opening between dining and living rooms gives the effect of a large expanse of plenty of space in what is really a minimum amount of floor space. Estimated cost, $7,000.



Design No. 517. Complete Blue Print Plans and Specifications, $30.50.

A Bungalow of Italian Origin

ARCHITECT'S SMALL HOUSE SERVICE BUREAU

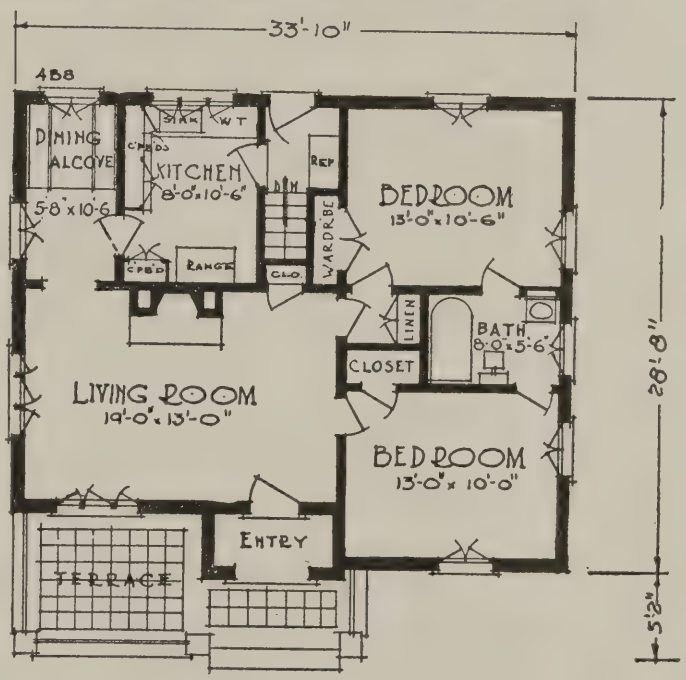
EVEN though this bungalow is characteristic of many smaller homes in the mountain states and on the Pacific Coast, it nevertheless is growing in popularity in many other sections of the country. Its general character is of the Italian style.

The plan is compact. The exterior is simple in design, yet so highly refined that it is a home of great architectural distinction. The plans call for hollow tile walls, with exterior finish in stucco, perhaps light pink in tone. The roof is of tile in variegated colors of reds and browns and grays. Exterior woodwork painted to produce the effect of weathered pine; whereas the shutters may be painted light blue. This color effect produces a sparkling yet artistic appearance, unusual and different from so many homes of this size.

With the idea of reducing costs, the terrace may be omitted. Also, composition or wooden shingles may be substituted for tile.

The arched doorway is a feature. The absence of a porch roof insures a light and bright house, and the light may be softened by closing the outside blinds.

The living room is spacious—contains a large fireplace, and chimney is so placed that it may be used for the kitchen range. A dining alcove in a secluded corner overlooks the garden. The kitchen is small, but planned to minimize steps and speed up housework. Complete and essential modern kitchen equipment is provided. Each bedroom has two exposures and a large closet.

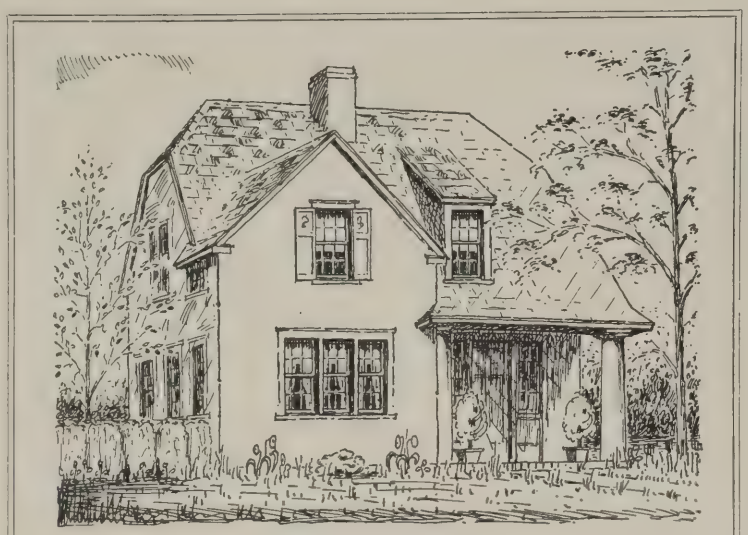


A Compact Serviceable Plan for this Trim Design

For so small a home this one boasts ample closet space. By taking advantage of nooks and angles in the partitions, unusually large closet facilities have been provided. One bedroom has a wardrobe type and in a little hall leading to the living room is linen storage.

The basement, which is only partially excavated, contains a laundry, heating room, fuel room and fruit room. Estimated cost $6,500.

Design No. 518. Complete Blue Print Plans and Specifications $24.50



·PERSPECTIVE ELEVATION·

HERE you have a design which, in the contour of its roof lines, suggests the difference that everyone desires in the home that he intends to own. It cannot help but be popular with the discriminating purchaser, for combined with its attractiveness is the added virtue of economy and serviceable appointments.

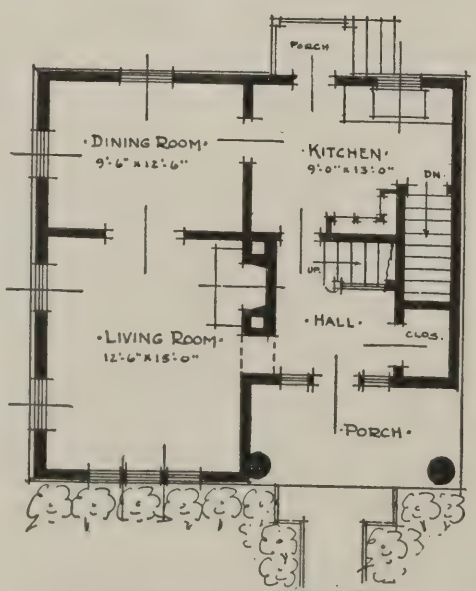
The exterior may be either of shingles, siding or stucco, and in case the latter is used, the effect would be enhanced by covering the roof with shingles in variegated colors. The porch walls and columns of brick would yield an additional note of color that would be very desirable.

The entrance leads into a roomy hallway that opens into the living room through an arched entrance. A wide fireplace is a feature of the living room, and double doors communicate with the dining room. Estimated cost is about $7,000.

Ideal for a Suburban Setting

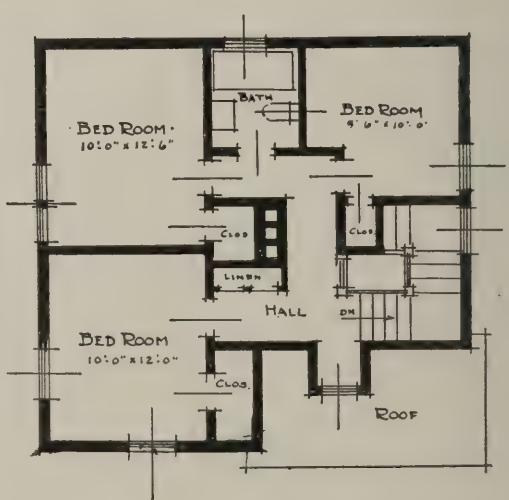
Visualized with Cardboard Model

WILLIAM F. SILLIMAN, Architect



·FIRST FLOOR PLAN·

THE kitchen is accessible from the dining room and also from the front hall, and is conveniently arranged. A rear porch may be used for the refrigerator, and stairs lead to the cellar, where the laundry and heating plant are located.



·SECOND FLOOR PLAN·

Design No. 519. Complete Blue Print Plans and Specifications, $23.

PERSPECTIVE ELEVATION

A Justly Popular Home Design

WILLIAM F. SILLIMAN, Architect

HERE is a capital example of a house that is removed from the commonplace without being *outre* or in any way freakish.

The low roof lines of this symmetrical design give a very pleasing and appealing appearance to this six-room home. The well-lighted living room and dining room are connected by an arched opening, and the stairs in the hall are very conveniently arranged.

The kitchen with its pantry affords a generous amount of working space. The laundry is located in the basement.

The porch can be screened in the summer and transformed into a sun porch by glazed sash through the winter months.

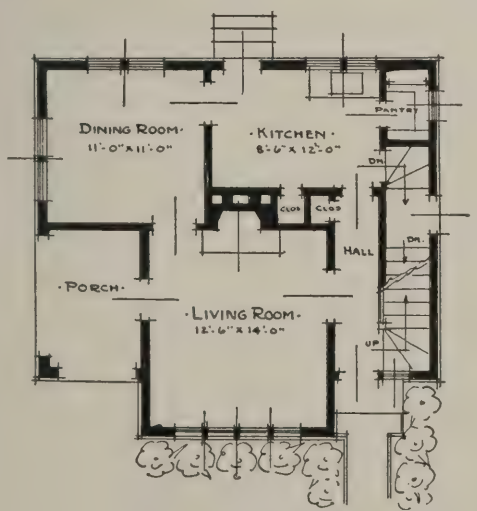
On the second floor are three bedrooms, one 11′6″ by 12′6″, another 9′ by 13′, and the third 9′ by 9′6″. Each has a large closet. The bath room is conveniently located.

This house can be built of siding or stucco on frame walls, or of stucco on hollow tile walls. With shingle roof of simple or varigated color and walls of light hue, a decidedly attractive color scheme can be obtained.

The cardboard model reproduced here gives a good idea of how this house will look when actually built and set off by trees and shrubbery.

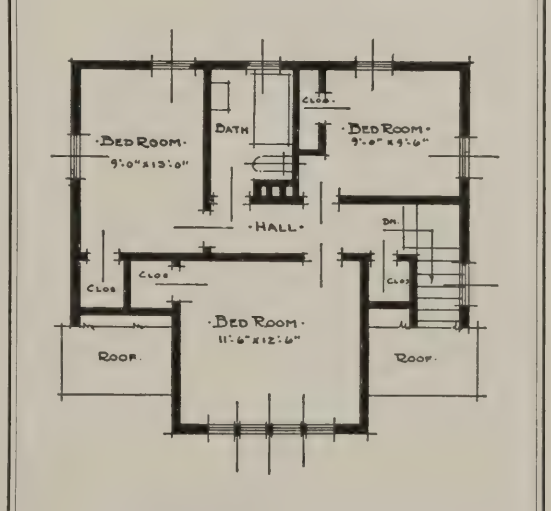
While it is not primarily a narrow house lot, the actual width of site need not be great, because of the arrangement of exterior details. A few feet on either side will serve to set off the design to good advantage. A card board model shows something of this advantage.

The porch shown in both illustrations may be easily enclosed and so provide an additional room in the form of a living porch. To do this most effectively, twin or triple double-hung sash or casements should be used to correspond on either side to the sash opening from the living room. Estimated cost, $5,600.



FIRST FLOOR PLAN

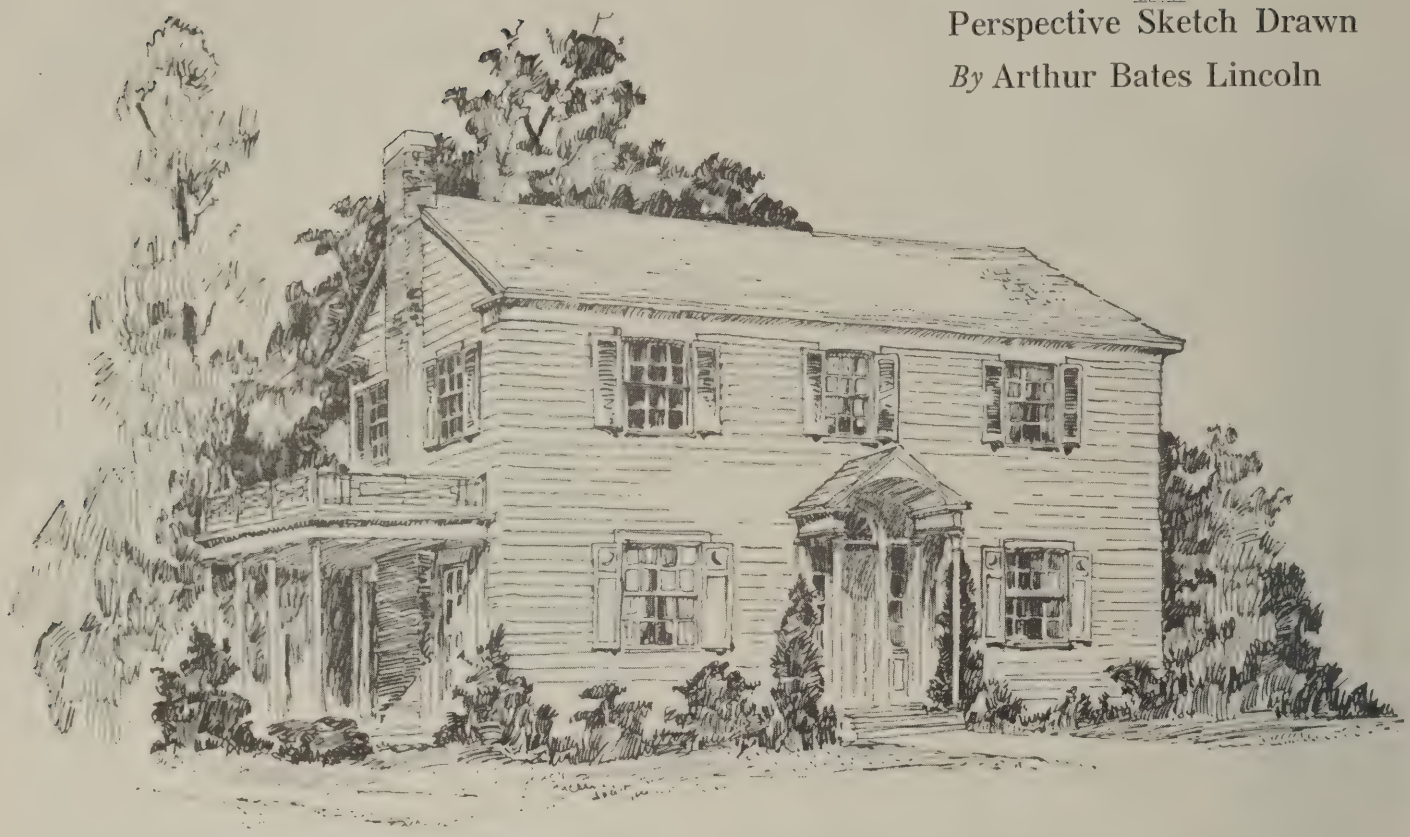
SUNLIGHT fairly pours in upon this living and dining room. This six-room house is very conveniently laid out, and the stairs in the hall are handily arranged. Glazed sash will transform the porch into a sun porch during the cold months



SECOND FLOOR PLAN

Design No. 520. Complete Blue Print Plans and Specifications, $23.

Perspective Sketch Drawn
By Arthur Bates Lincoln



In Its Purity Here Is

A Trim New England Colonial

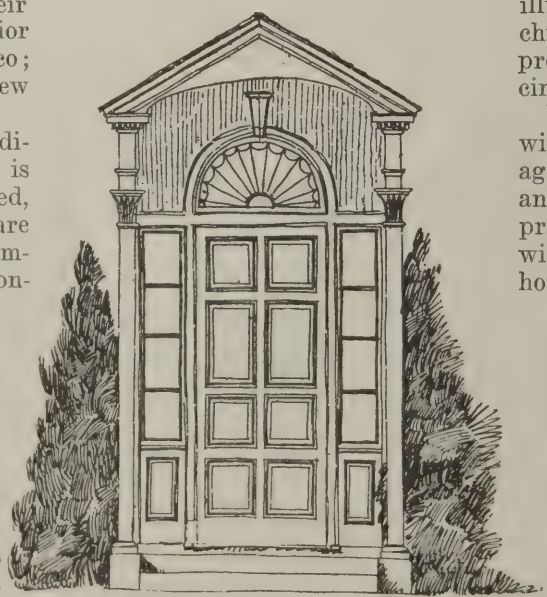
Fine Details Make This Type of House a Favorite Everywhere

THE popularity of New England Colonial design has never been threatened. Of all our early American architectural traditions, this type and the Dutch Colonial alone remain. Mostly is it due to their square—or at least rectangular—floor plans that they owe their consistent favor. And to their adaptability to various exterior treatments. Frame, brick, stucco; all these lend themselves to the New England Colonial.

The architect's perspective indicates wide siding. This handling is perhaps the most extensively used, although other exterior finishes are rapidly growing in usage. The important consideration is that contrasting colors should be employed in walls and shutters.

This interpretation has used the shutter-type for the lower windows with more modern blinds above.

Without doubt, the exterior detail that should be given major attention is the doorway with its tiny porch. Each element of this group has traditions that cannot be overlooked. Relation of door to flanking windows and fan-light above; angle of pedimented roof and design of supporting columns are all items of great importance.

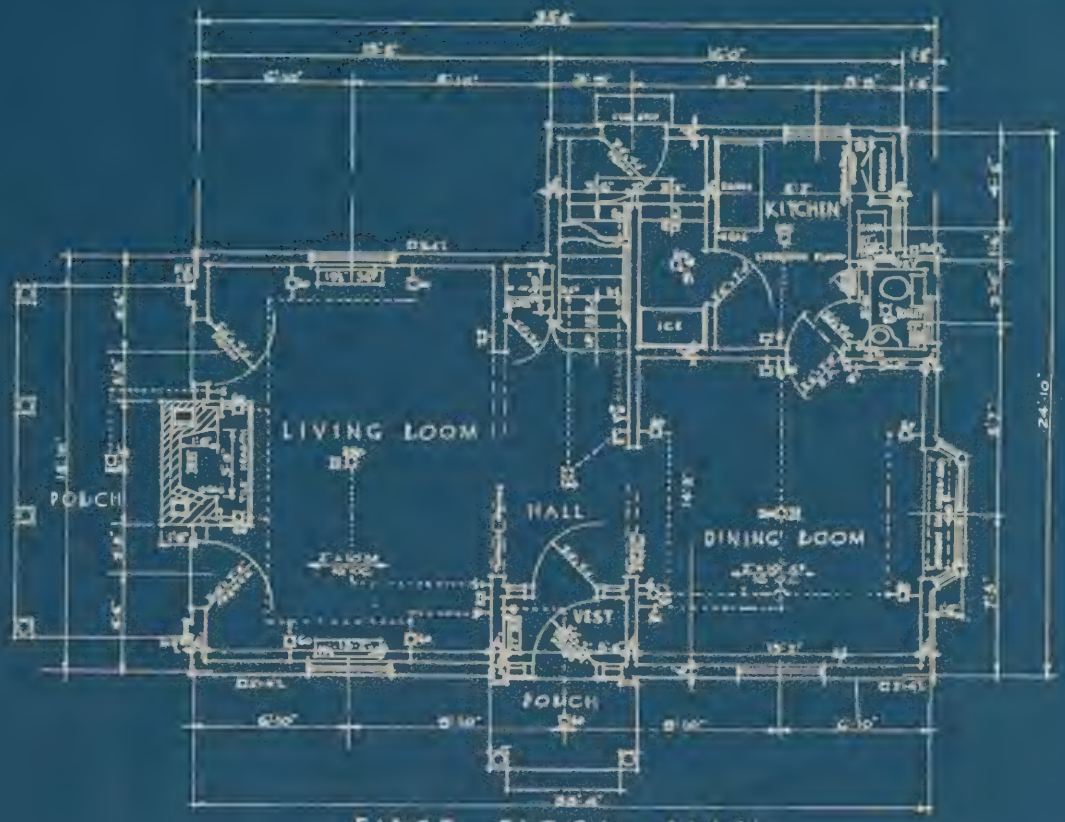


Windows with tiny panes are also demanded by the correct New England Colonial. Demand for further illumination sometimes induces architect and builder to go afield and provide two-paned sash not in concinnity with the period.

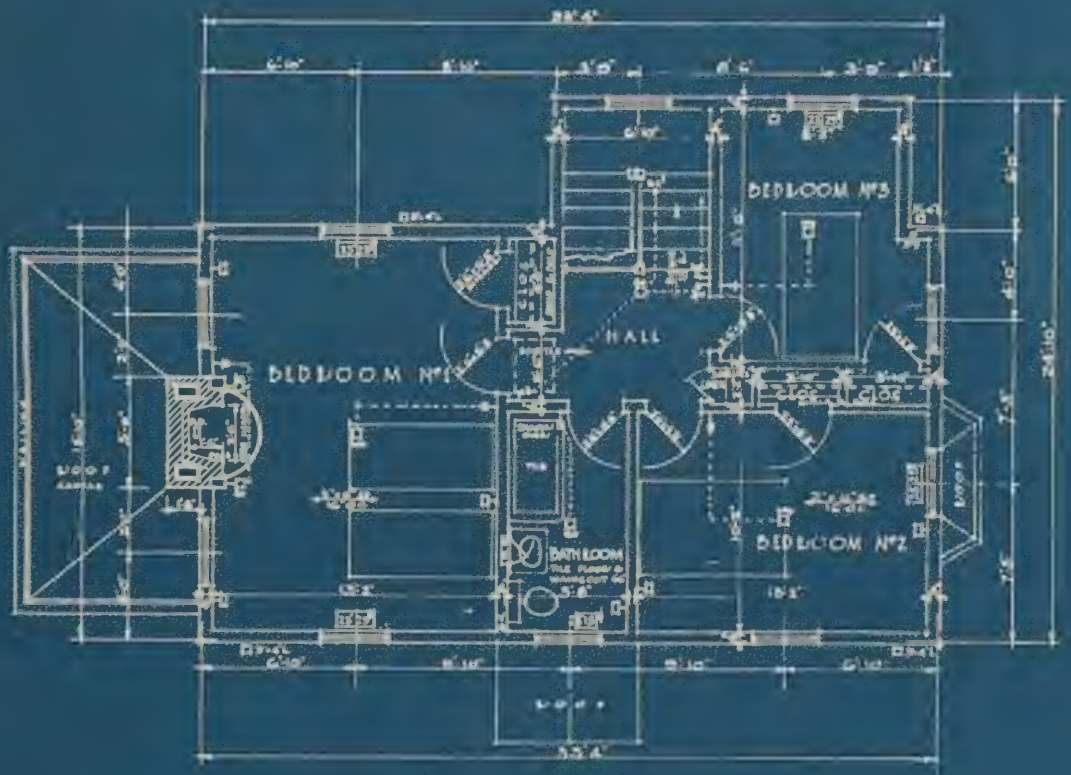
Within there are many details with which modern living has disagreed and where new materials and treatment have proved more practical and economical. Floors of wide, oak planks were laid in the houses of our forefathers. Modern practice, of course, does not recognize this precedent but puts in hardwood floors that represent an improvement over the old, uneven type of flooring.

Where hand-made rough faced tile was used in Early American homes, today smooth, beautifully colored, factory-made tiles are available for modern adaptation. Cost is about $8,000.

Design No. 521. Complete Blue Print Plans and Specifications, $25.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FRONT ELEVATION

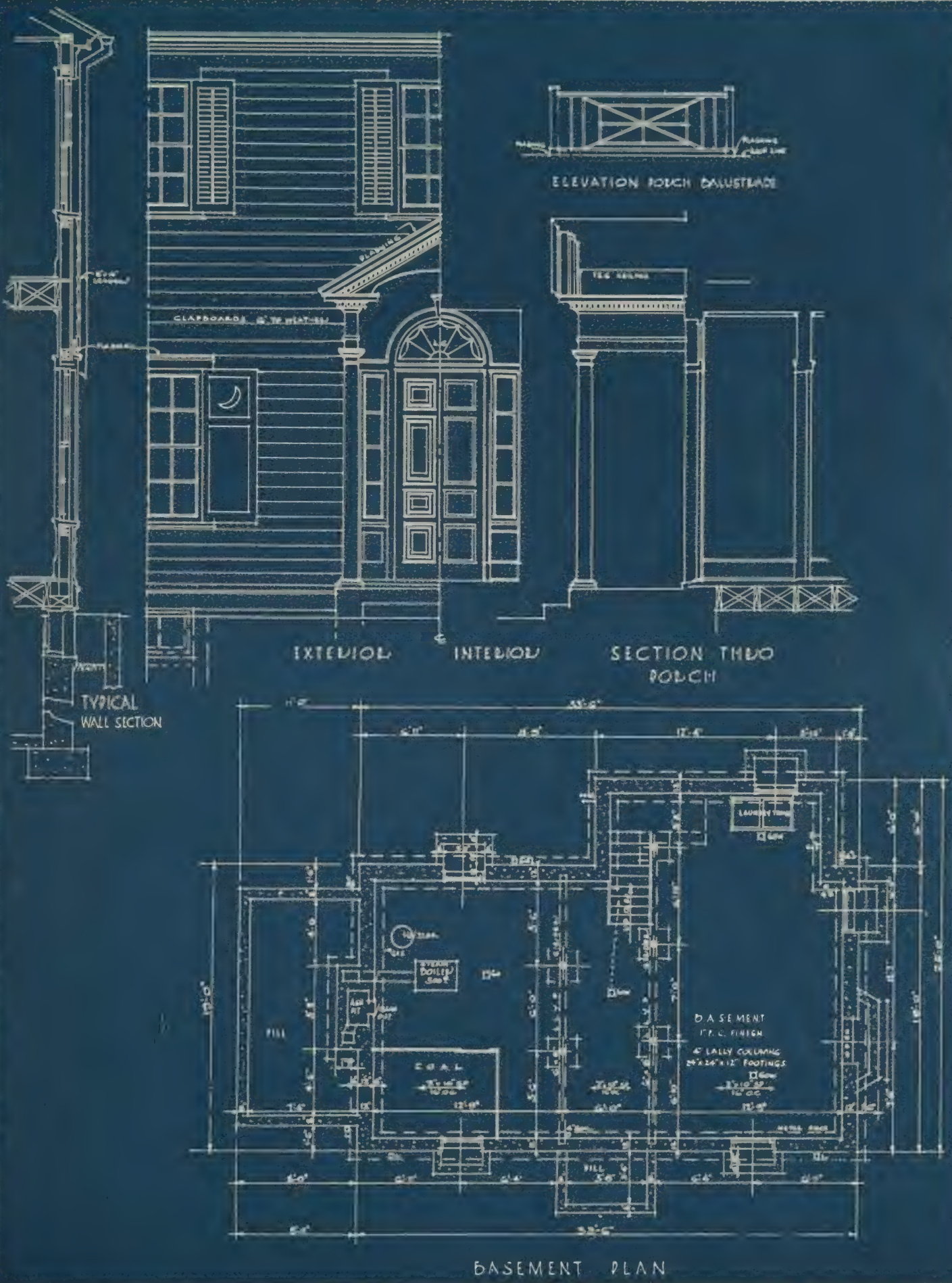
REAR ELEVATION

BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

Page 38

Designed by Home Owners Service Institute
Arthur Bates Lincoln, Architect

Sheet No. 2 of 4



BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

Designed by Home Owners Service Institute
Arthur Bates Lincoln, Architect

BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

Designed by Home Owners Service Institute
Arthur Bates Lincoln, Architect

A Bill of Materials

Prepared by WALTER J. FRADGLEY for

A Trim New England Colonial

EXCAVATION

Main excavation	218 Cu. yds.
Trenches and pier footings	31 Cu. yds.

MASONRY AND IRON WORK

Concrete—exterior walls and footings	1374 Cu. ft.
Concrete porch platforms—4″ thick	156 Sq. ft.
Common brick—chimney	3920 brick
Face brick—chimney and porch border	1600 brick
Firebrick for fireplace	275 brick
Fireplace damper	2 Pieces
Ash pit cleanout door and frame	1 Piece
Flue lining 12x12″	48 Lin. ft.
4″ Lally columns 6′—6″ long	5 Columns

STAIRS

First floor to basement	1 Flight
First floor to second floor	1 Flight

TILE WORK

Tile floor in bathroom	55 Sq. ft.
Tile wainscot in bathroom	96 Sq. ft.
Tile in fireplace hearths	30 Sq. ft.
Tile fireplace facing	18 Sq. ft.

LATH AND PLASTER

Gypsum or lime plaster—interior walls and ceilings	641 Sq. yds.

CARPENTRY

2″ x8″	Girders	152 Bd. ft.
2″ x10″	First and second floor joist	1821 Bd. ft.
2″ x6″	Ceiling joist	546 Bd. ft.
2″ x6″	Roof rafters	1044 Bd. ft.
2″ x4″	Exterior studs and plates	1529 Bd. ft.
2″ x4″	Interior studs and plates	1292 Bd. ft.
1″ x8″	Shiplap sheathing	1849 Bd. ft.
	Waterproof paper over sheathing	16 Squares
8″	Lap siding	1926 Bd. ft.
1″ x6″	Roof boards	1219 Bd. ft.
	Roofing shingles 4½ to the weather	11 Squares
1″ x6″	Rough flooring	1584 Bd. ft.
	Floor paper under finished floors	13 Squares
2¼″	Face finished floors	1760 Bd. ft.
1″ x3″	Bridging	138 Bd. ft.
	Furring and grounds	180 Bd. ft.
	Porch beam sides and soffit	200 Bd. ft.
	Cornice soffit and frieze	445 Bd. ft.
	Coal bin partition	150 Bd. ft.
	Wall board (if used instead of plastering)	5800 Sq. ft.

MILL WORK

Closet shelving	36 Bd. ft.
Hook strip	36 Lin. ft.
Chair rail—kitchen and bath	38 Lin. ft.
Base and quarter round	520 Lin. ft.
Picture mould	264 Lin. ft.
Medicine case	1 Piece
Kitchen dresser	1 Piece
Fireplace mantel	2 Pieces
Window seat	1 Piece
Entrance door and sidelights and transom (complete)	1 Opening
Vestibule door and sidelights (frame and trim complete)	1 Opening
Exterior doors (frame and trim complete)	3 Open'gs
Cased openings (frame and trim complete)	2 Open'gs
Interior doors (frame and trim complete)	12 Open'gs
Windows (frames and sash complete)	20 Open'gs
Gable louvers and frames complete	2 Open'gs
Window blinds	14 Pair
Scuttle door (frame and trim complete)	1 Opening
Porch columns, caps and bases complete	6 Columns
Porch pilasters, caps and bases complete	4 Pilasters
Porch roof rail	5 Panels
Rear entrance canopy and brackets complete	1 Piece

PAINTING

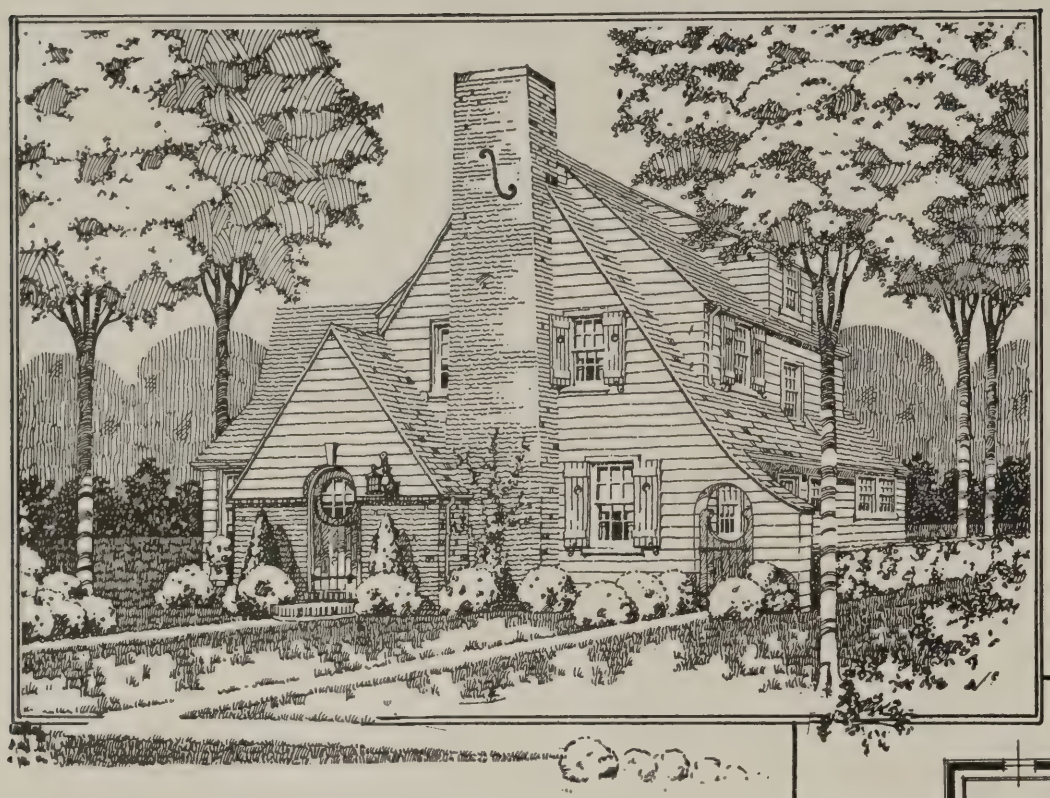
Exterior woodwork	24 Squares
Interior woodwork	22 Squares
Finished floors	14 Squares

SHEET METAL

Gutter	120 Lin. ft.
Downspout	76 Lin. ft.
Elbows	8 Pieces
Chimney flashing	8 Sq. ft.
Canvas deck	153 Sq. ft.

HARDWARE

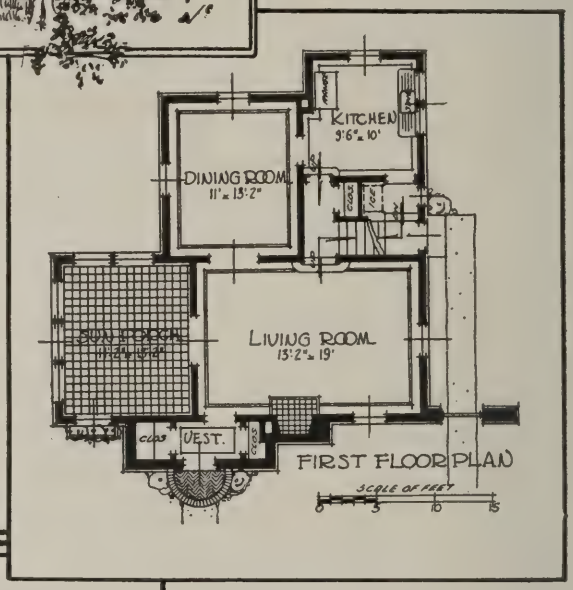
4 x4″	Exterior door butts	6 Pair
	Exterior door sets	4 Sets
3½x3½″	Interior door butts	13 Pair
	Exterior door lock sets	13 Sets
	Window sash locks	20 Sets
	Window sash lifts	20 Pieces
	Sash balances (if used)	20 Sets
	Sash pulleys	80 Pieces
	Cord and weights	20 Open'gs
	Double acting door hinges	1 Set
	Door bumpers	17 Pieces
2½x2½″	Cupboard door butts	5 Pair
	Elbow catches	2 Sets
	Cupboard catches	3 Sets
	Exterior window blind hardware	14 Sets
	Coat hooks	3 Dozen

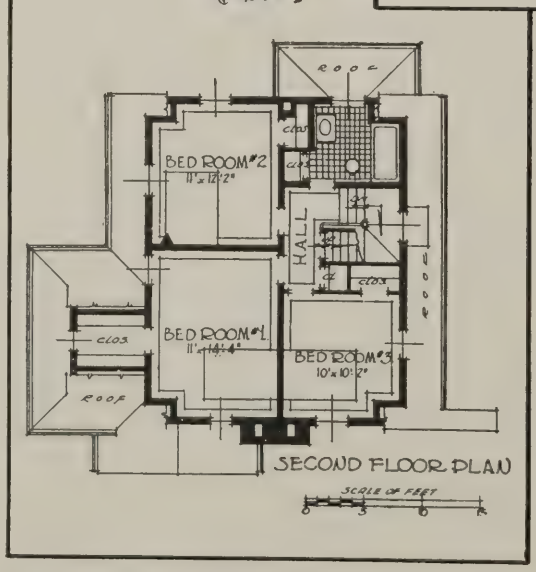


OW quaint and personable can be a chimney that is molded into the complete design. Here have been effected proportions of unusual value; the form is simple and practically free from embellishment, yet the impression is altogether one of beauty and identity. Fine old Colonial "clinker" brick has been worked in with true regard for proportion coupled with something just the least bit "different."

The CHIMNEY Dominates

R. C. HUNTER & BROTHER
Architects





Bedrooms and bathroom are grouped around the tiny stair hall in orderly fashion. Bedroom No. 1 has a very large closet

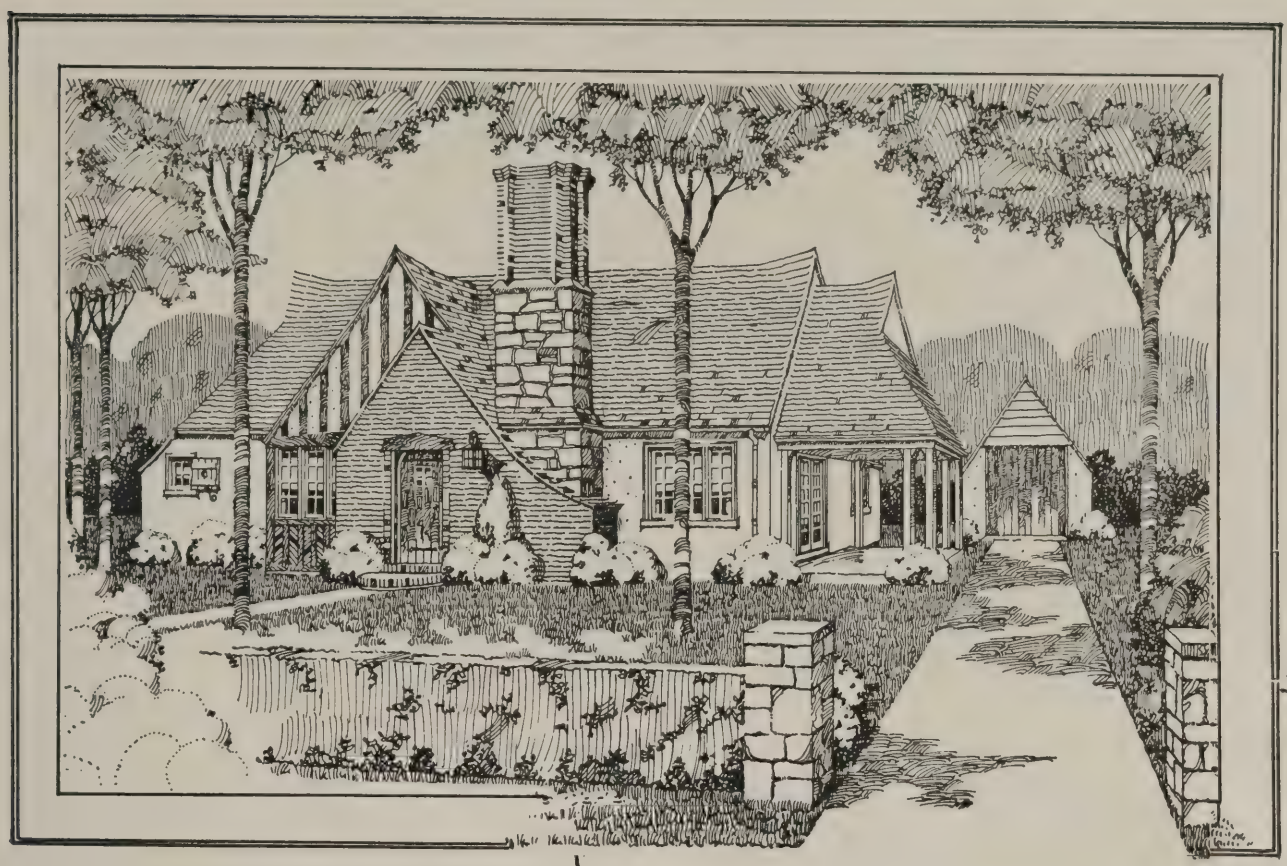
THERE is something notably good about this house, a certain grace of line; concisely—good character. Weathered brown shingles cover the sloping roof and the wide siding is painted white, or if preferred, cream colored siding would be as effective. The shutters are a warm shade of green and the round headed front door and quaint little entrance gates made more unique by painting them green, as well.

Splendid old Colonial "clinker" brick made up the chimney and vestibule with striking success. There is a small vestibule with two closets just inside the entrance door. From there one enters the living room, coming upon a massive fireplace—one of the "high points" in this home. A sun porch connects with the living room and from the latter well arranged and compact stairs lead to the upper floor.

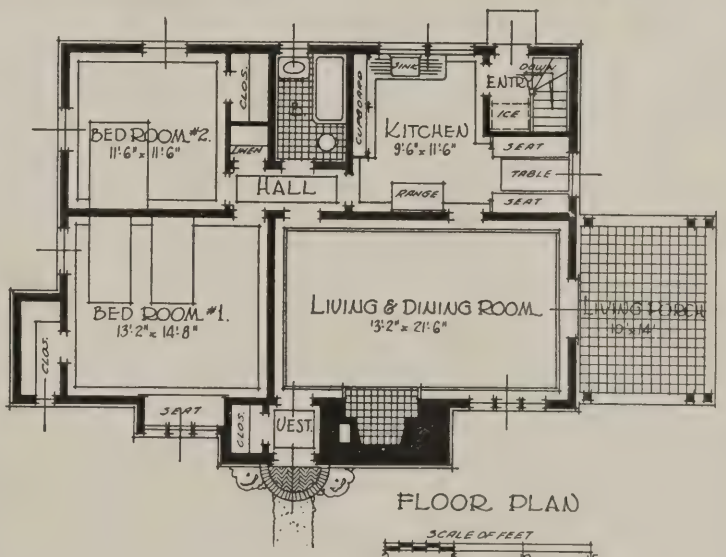
There the rooms are grouped about a small, serviceable hall from which are accessible three bedrooms and the tiled bath. Of signal importance in connection with these rooms are many fine closets, designed for the consummate convenience of the occupants.

They carry out the successful attempt on the part of the designers to combine the attractive with the practical, never losing sight of artistic possibilities in interior arrangement. The estimated cost of this home is $9,600 for ordinary good construction.

Design No. 522. Complete Blue Print Plans and Specifications $18



A Model from Rustic England



R. C. HUNTER & BROTHER
Architects

NOT sketched in a Devonshire lane or Surrey byway (although it might very well have been), but a unique and thoroughly winning little American conception is the bungalow pictured above.

This cozy house has an unmistakable flavor of rustic England in its details and general lines. Low broadness persuades the passerby that the bungalow has, as it were, "grown" in its setting. It fits the latter admirably.

Stone, stucco, brick, timber and shingles are so delightfully employed that the resulting ensemble has no suggestion of monotony or the commonplace; yet it avoids freakishness by a wide margin.

The English influence makes itself felt in numerous details, but in this respect, as well, the architects have been careful to aviod extremes.

Again, note the big honest chimney of brick and stone, and the cunning way in which these materials are made to set each other off. Happy, also, is the treatment of the brickwork on the chimney. It does its full share to keep monotony at a safe distance.

Tucked away between a few trees and set off with clumps of flowery shrubbery, a smooth lawn and a stone wall or hedge, this bungalow will make an alluring picture. It is certainly in every way a very livable house. The estimated cost is about $8,300.

Design No. 523. Complete Blue Print Plans and Specifications $15

With Stucco and Half-Timber Combined

THIS design shows that stucco and half-timber treatment can be utilized effectively for the smaller home. Every effort has been made to keep the plan simple and economical in arrangement and construction.

The house is designed to be built of wood frame on masonry foundation, exterior finish stucco and half-timber with trimmings of native stone or brick.

A lot not narrower than 60 ft. in width will be required. If the porch is omitted, or placed at the rear, a 50-foot lot will be sufficient.

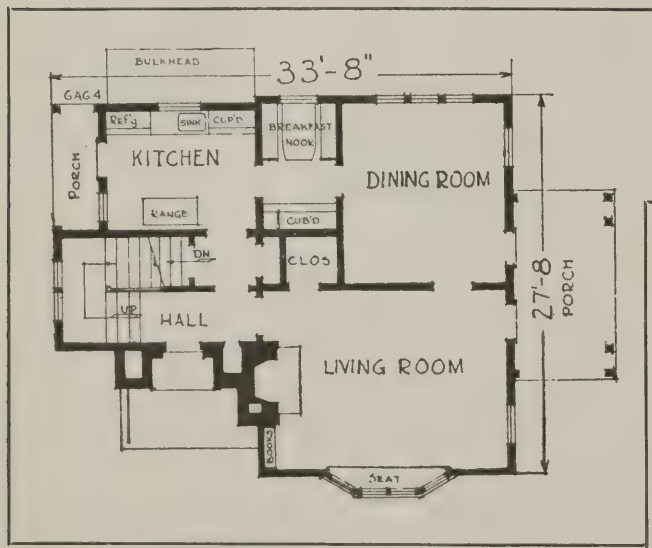
This house is a distinctive and individual type of small home, providing six rooms, breakfast alcove and every modern convenience. Its unique style is no less interesting than the splendid accommodations and equipment which the house provides.

One enters the house from brick steps and a cement floored stoop through a beautifully designed archway, which may be trimmed in native stone, or in brick. The entrance door opens directly into a hallway from which one may go immediately upstairs, or turning to the left arrive in the living room.

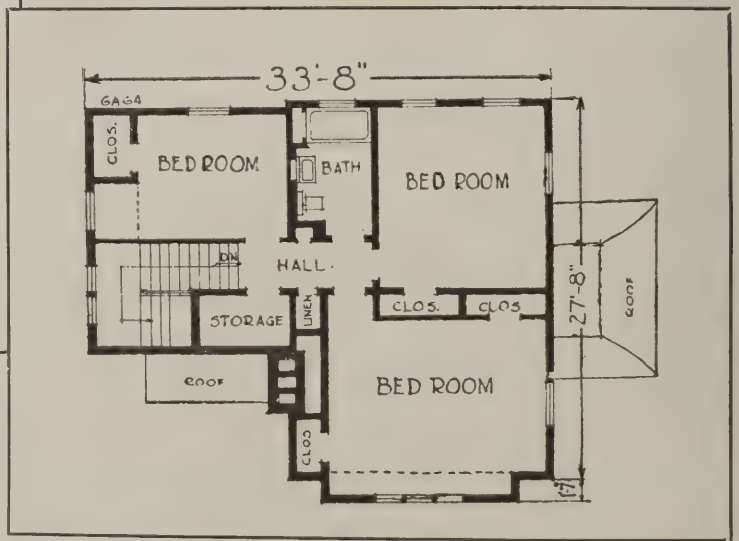
There is a coat closet in the hall and another closet beyond a door from this hallway into an entry that goes into the kitchen.

The living room fireplace as well as the living room itself, with its fine bay windows and casement openings, is most individual.

There are two entrances to the basement, one from the kitchen and the other from the outside. In the basement there is a furnace room, fuel room, laundry and space for storage of fruit and vegetables. Estimated cost, $9,500.



Designed by
ARCHITECTS' SMALL HOUSE
SERVICE BUREAU



Design No. 524. Complete Blue Print Plans and Specifications, $36.50.

Combining Individuality and Comfort

THIS home shows the modern trend in building small homes of individuality and distinction. It is an ideal combination of the use of features making for convenience and comfort with unusual design. Graceful well-balanced arches form the entrance to a front hall and to a comfortable porch. Every room is of good size well-lighted and livable.

Construction details call for walls of floated finish stucco over wood and metal lath. Trim, hard-burned flash brick and a shingle roof.

A suggested color scheme for this design includes light pinkish gray stucco. Blinds to be painted green blue and the roof a combination of light blue and gray. All sash and frames to be painted gray.

ARCHITECTS' SMALL HOUSE SERVICE BUREAU

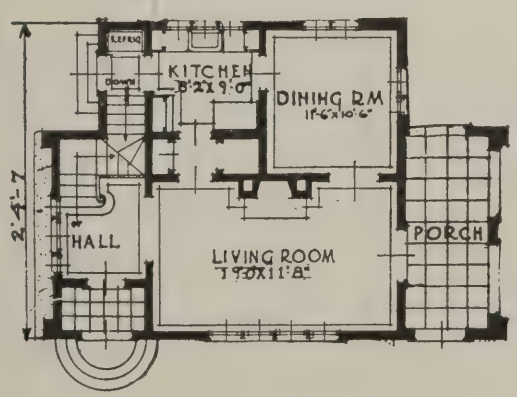
The plan as shown is designed to face south or west. Reversed plans used for Eastern facing.

The room arrangement is a very popular one, permitting an entrance and stair hall on the side, with the living room stretching across the front. Convenient access is had to both kitchen and dining room from the living room.

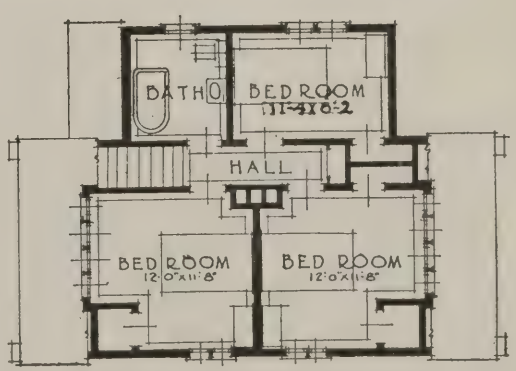
The kitchen arrangement is excellent and plenty of light and air provided. There is also a plentiful amount of closet room on the first floor.

Excavation has been made under the entire house except the porch. This contains a laundry, heater and coal rooms, and a storage room.

This house contains many special features. The hallway with its triple window at the foot of the stairway is especially attractive. A passageway between the living room and kitchen contains two spacious closets. The fireplace in the living room makes a delightful center to the home. Every bedroom has a good clothes closet and one has two closets. Estimated cost is $7,000.



TWO well planned porches are the feature of this home. Each is well adapted for living purposes.



Design No. 525. Complete Blue Print Plans and Specifications, $36.50.

With a Garage Attached

R. C. HUNTER & BRO.
Architects

The Prim New England Colonial Style Is Evident Here

THIS is a Colonial house where nothing has been slighted that might enhance the flavor of early American precedent. From walls of rich creamy siding and a roof of dark brown tint, one's attention turns to the decorative scheme embodied in a red brick chimney and garage walls and blinds of apple green.

Here a garage has been worked into the design so cleverly that the charm is enhanced rather than threatened by this utility feature. Combining brick construction with frame, and doing it successfully, effects a novelty touch and provides the garage with fire-resistant walls as well. Then erecting a ceiling of metal lath and plaster complete a garage cubicle as fire-safe as strictest caution demands. Windows are double-hung steel, preferably set with fire glass.

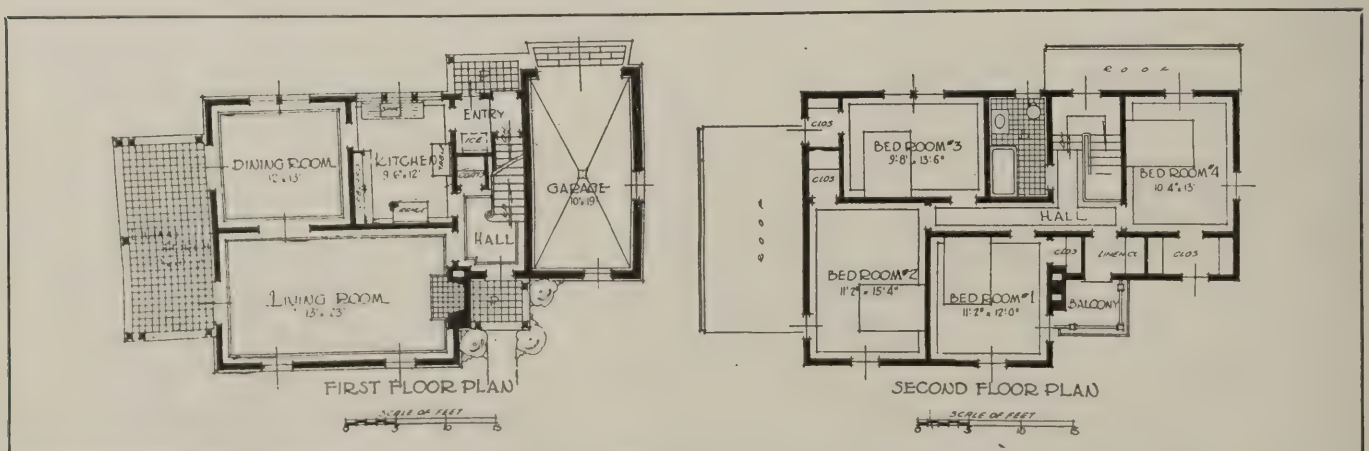
Turning to the house proper, good design is unquestionably the keynote. A cozy little porch first compels the visitors' admiration. This covers the entrance in a novel manner and, further, provides the second floor with a tiny balcony. Giving entrance to this is a door carried out with the same small panes that distinguish all windows in this trim residence. Double-hung steel sash provides the best medium for carrying out this early Colonial effect.

Within, the design fulfills a promise of comfortable and convenient arrangement. Through the front entrance one passes into a hall featuring most importantly a Colonial stairway. To the left, a living room accounts for both front windows. A fire-place is disposed at near end.

Conforming with the present mode, only actually necessary space is alloted to the dining room. This too, however, has an opening into the sun porch. The kitchen has the benefit of three exits; one to the dining room, another to entry and a third to front hall. Suitable working space has been provided.

FOLLOWING the Colonial stairway to the second floor, it is equally gratifying to find there commodious living quarters with hardly an inch of unused space. Four bedrooms are included, each of adequate proportion and within convenient approach of the bathroom.

Landscaping such a house as this is not difficult. A natural setting is the most appropriate with a well-kept hedge to add a certain trimness to the grounds. Estimated cost, is $12,700.



Design No. 526. Complete Blue Print Plans and Specifications, $24.

This Home Features an Attached Garage

R. C. HUNTER & BRO.
Architects

Old Dutch Colonial Influence Here Creeps to the Fore

THE tremendous popularity of the Dutch Colonial does not necessarily mean that monotony of style is unavoidable. The owner's taste will usually dictate those little changes that make for individuality. This house verges just enough to erase all indications of too close conformity to mode.

Outstanding, of course, is the peaked gable surmounting the entrance. It is unusual, yet it carries out those same harmonious lines that emphasize Dutch Colonial grace.

Then, this same gable is repeated at the end of the house and used to roof an attached garage. The success is never in question and the treatment reflects most favorably on the ability of its designers.

An attached garage is, of course, at its best when entrance is to be had without going out of doors. In this home a connecting door is found opening through living door. A word or two on constructing the attached garage will not be amiss. For positive fire resisting, the garage had best be built with walls and ceiling of metal lath over which Gypsum plaster is applied. Floor is concrete and windows double hung steel sash glazed with wire glass. Care should most certainly be exercised in fire-safing the connecting door. A single steel door, properly hung, will complete the correctly constructed attached garage.

FOR the house itself, cream colored siding, a shingled roof in variegated shades of brown, and blue or green shutters are used to best advantage in the Dutch Colonial. Embellishments are found in the weather vane atop the garage and quaint little cut-outs embodied in the shutters—cut outs depicting conventional potted flowers. Such ornamentation, however, can wisely be left to the owner's discrimination.

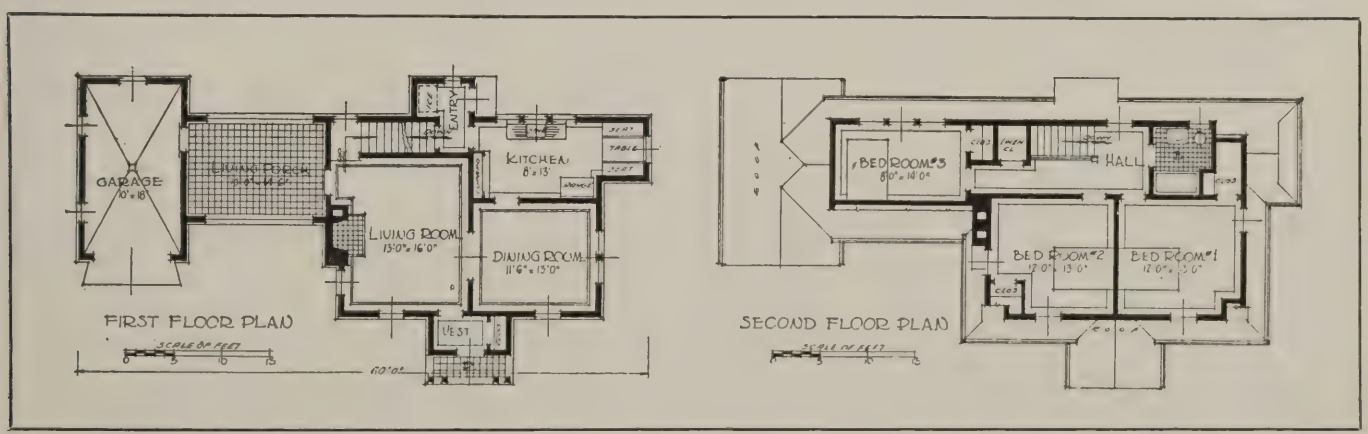
It is always a pleasure to view the interior of the Dutch Colonial. This type of design lends itself so well to generously proportioned rooms that several alternative plans will come to every readers mind.

This arrangement offers an entrance through a tiny vestiblue to the living room. At the far end stairs lead to the second floor. The fireplace is provided at the left while access to the dining room is had across the room. A kitchen with exposures to the rear features a breakfast alcove with a window of its own.

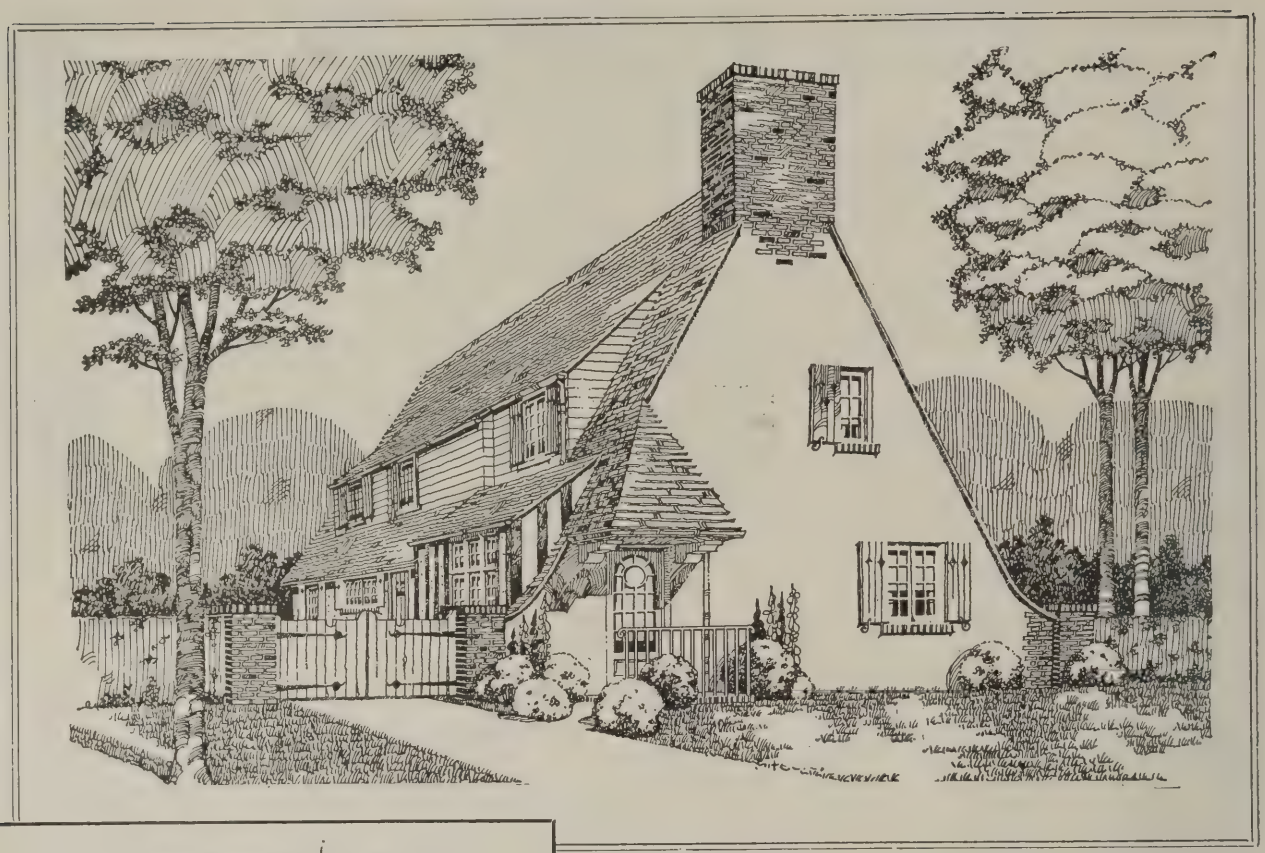
On the second floor, a good sized hall, three bedrooms, a tile bath and linen closet complete the upstairs room arrangement.

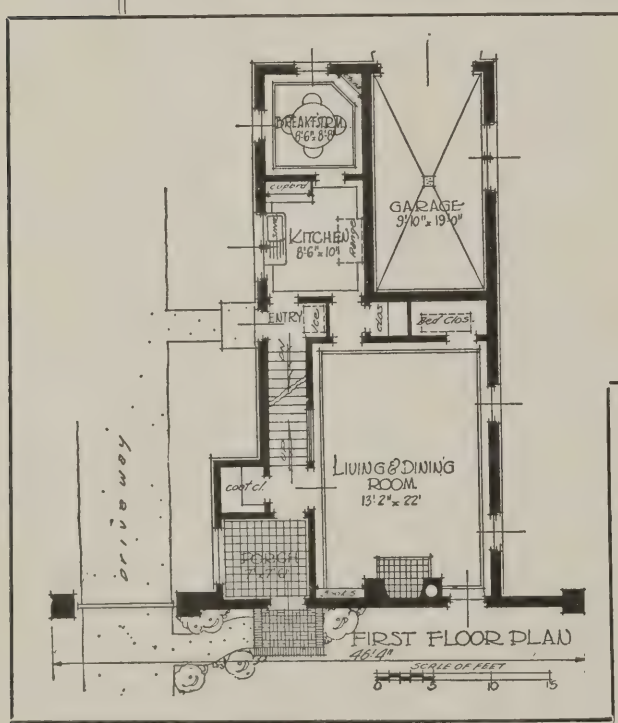
The roof draws little space from the second floor. If more closet space is needed beneath its steep slopes, due provision is easily made.

Simple and unaffected is this house, yet it has everything that suggests identity and charm. The cost is in the neighborhood of $10,700.



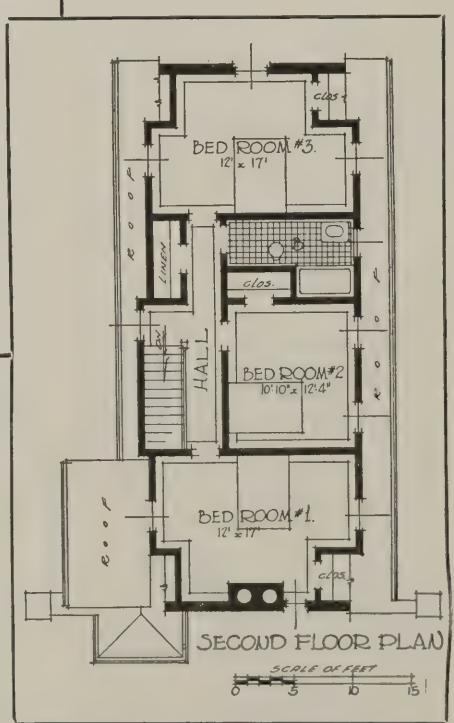
Design No. 527. Complete Blue Print Plans and Specifications $24





The HOME of Your Dreams

R. C. HUNTER & BROTHER, Architects



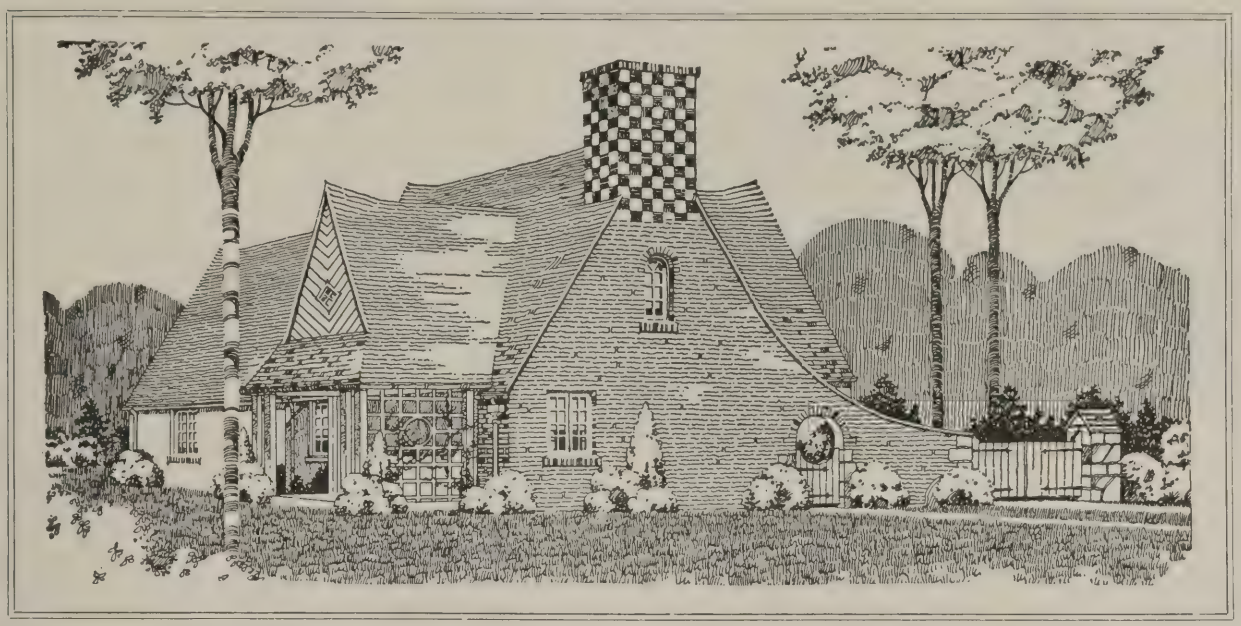
WHO cannot conjure up the home ideal that some day will be built to gratify every demand for comfort and beauty? Perhaps it is a large, magnificent mansion where splendor is the keynote. Again, it may be a little cottage where compactness and homey charm are foremost. One's first home at least will no doubt conform more aptly to these latter limits.

That is the reason that this design is termed "The Home of Your Dreams." For the small family now occupying an apartment or a flat, this charming little conception is particularly adapted.

From a tiny sun porch that serves also as reception hall, one enters a stair hall and to the right a living room. Or rather a combined living and dining room for this fills the place of both. Three windows light this spacious room and a fireplace marks it as of first importance.

Then, the interested home-seeker goes to the kitchen and further back to the breakfast room, both of these models of cheeriness. There is space for every necessary item of equipment yet both are thoroughly compact. Estimated cost is about $9,000.

Design No. 528. Complete Blue Print Plans and Specifications $21



A Unique Design in Brick

R. C. HUNTER & BRO.
Architects

HOW uniquely attractive is this little house, distinctive and unusual to the last degree, and so designed that it "fits" the ground! Indeed, it appears not so much as though it had been built, but as though it had "grown" on the site—a veritable part and ornament of the landscape.

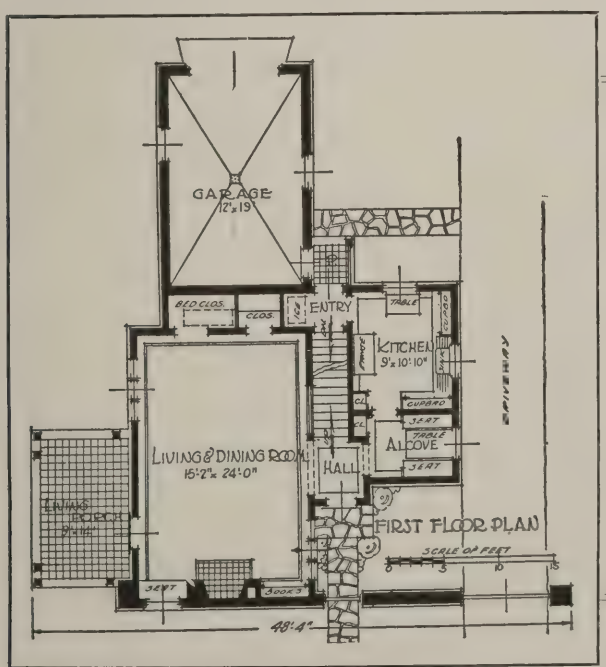
The exterior of this dwelling is stucco and brick, an unusual feature being the quaint checkered chimney. The manner in which the siding is laid on the porch gable is also unique.

The inside of the house is as convenient as the outside is delightful Entrance is gained through the quaint round-headed gate into a small stair hall, and thence to the large living room with fireplace.

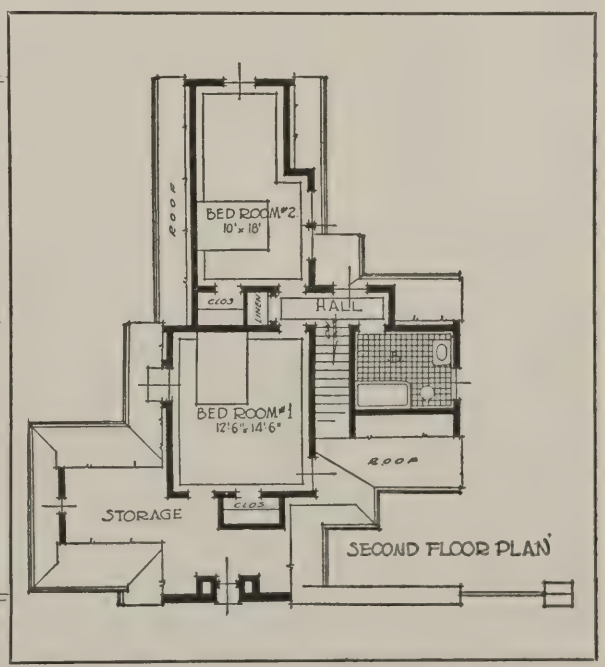
Compact and conveniently arranged is the second floor layout.

The ensemble is a most inviting little home, essentially "different," but in no sense freakish. It is calculated to rejoice the heart of any home-loving couple with an eye for refined beauty.

The estimated cost is $9,000.



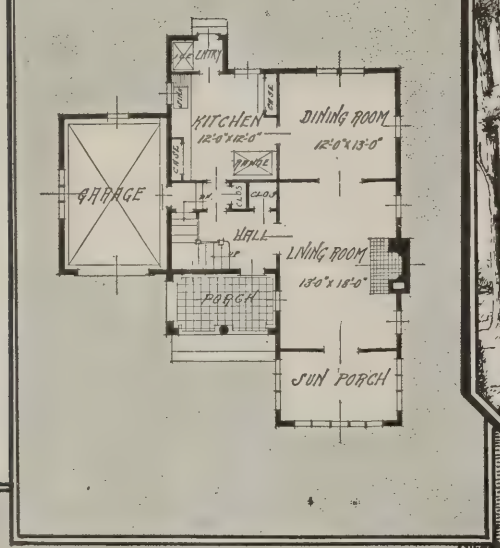
Unique Practical Floor Plans

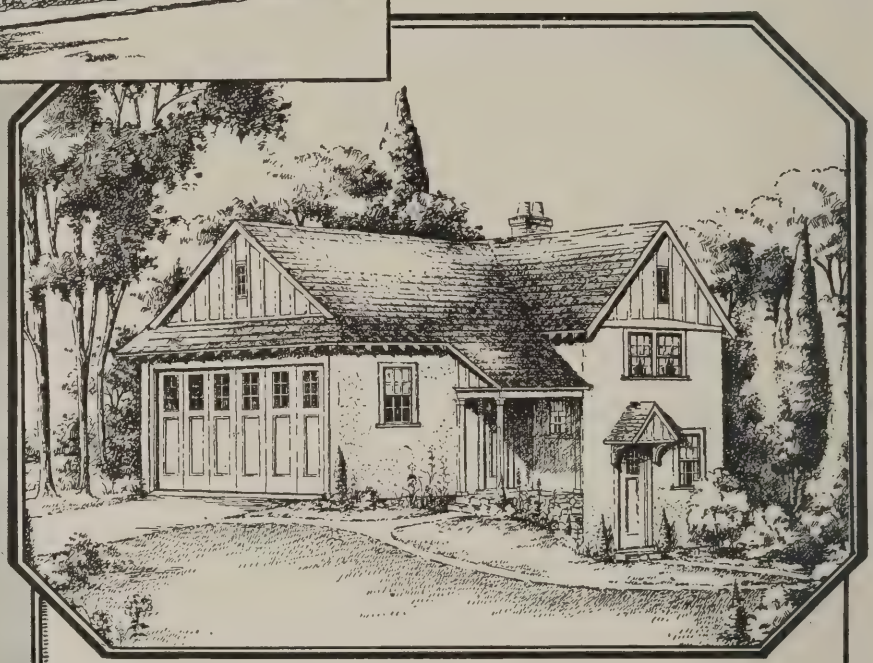


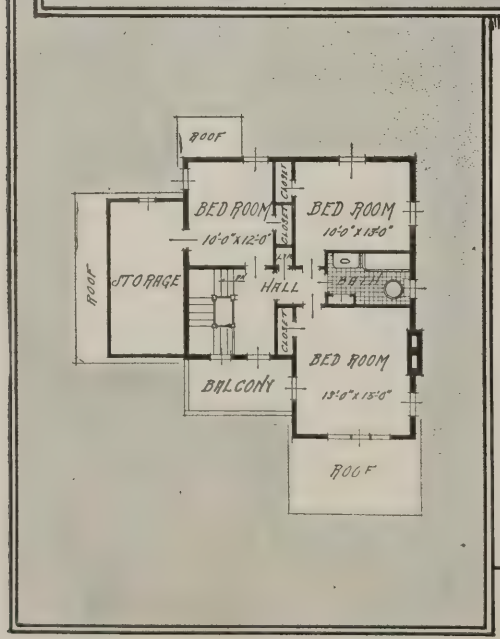
Design No. 529. Complete Blue Print Plans and Specifications $18

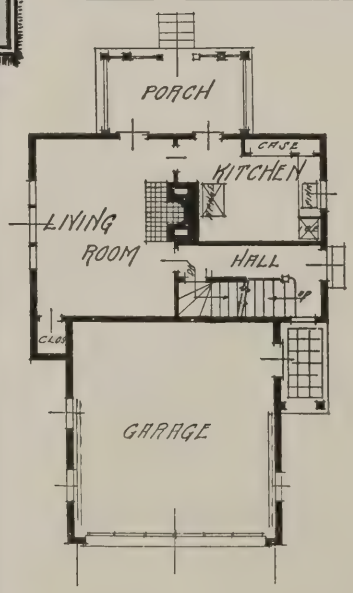
Attached Garages to These Two Designs

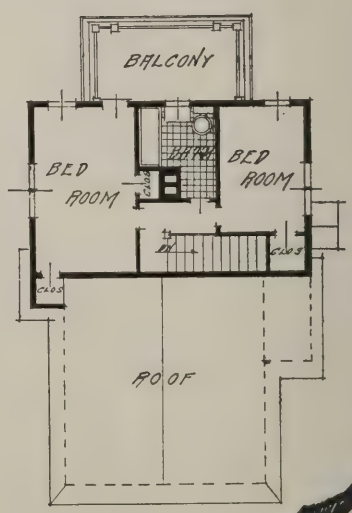
ROBERT L. STEVENSON
Architect











A Garage That Adds Attractiveness

Design No. 530—$45. **Complete Blue Print Plans.** **Design No. 531—$20.**

This Design Provides Chauffeur's Quarters

Built-in Garages
A Comfort in Winter Weather

A FAMOUS cartoon of an equally famous cartoonist pictures the predicament of a suburban villager on the day of the first big snow storm. The doors of his garage are banked high with snow and surveying the scene reflectively he comments: "And last Spring I put my snow shovel in there for safe-keeping."

Ridiculous though it may seem this is not an exaggerated case of suburban inconvenience.

At least you will have access to your shovel if your garage is made an integral part of the house with connecting door between. Too often though this desire for comfort and convenience permits of unpardonable fire hazards.

The built-in garage *can* be made fire-resistant and on his next job the builder should make sure that he is doing the work the right way. Here are a few suggestions that may be found in the report of the Building Code Committee, Bureau of Standards, Dept. of Commerce, in its bulletin on Small Dwelling Construction. The regulations to be observed are based on authoritative data compiled by the committee.

The floor and ceiling shall be unpierced and shall have a fire resistance of one hour based on recognized tests. *A.S.T.M.*:* *N.F.P.A.*: *A.E.S.C.*: *B.S.*: *U.L.*

THESE three homes enjoy the convenience of attached garages. Constructing them in this manner demands that the builder take the utmost of precautionary measures. The discussion of necessary safeguards is founded on government recommendations for attached garage construction

Walls and partitions shall be able to meet these same tests. The building Code Committee recommends as inexpensive construction, walls of wooden studs (16″ on centers) with a back-plastered Portland cement stucco on metal lath attached to outside of studs and with metal lath and ¾″ Portland cement and gypsum plaster attached to inside of studs. *B.C.C.*

This is one of the simpler forms of fire-safe building construction in common use.

When garage is actually beneath the building all doors and windows should be of standard fireproof construction and glazed with wire glass. Fire doors and windows that bear the approval mark of the Underwriters' Laboratories are recommended. *B.C.C.*

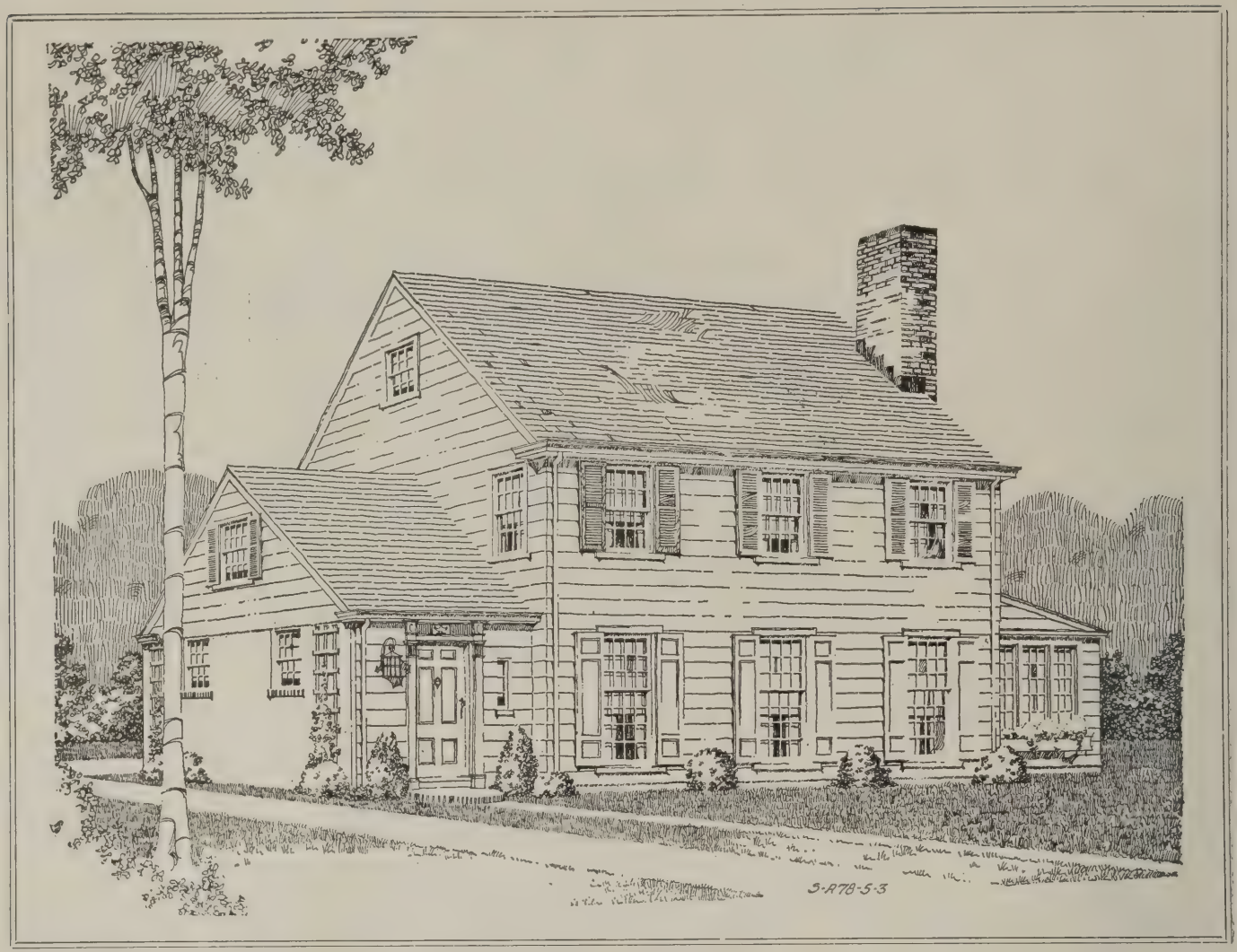
Only a single opening from garage to house should be provided, this to be protected by a standard, swinging, self-closing door with no glass. *B.C.C.*

Should doorway connect directly with cellar or basement on same or lower level in which there is heating device or gas, door sill should be raised at least 1 foot above garage floor level. An optional arrangement calls for two doors and a vestibule between. *B.C.C.*

Concrete or some equally fire-resistive and impervious material should be used for floors. *B.C.C.*

These requirements represent what may be considered the ideal. In many localities ordinances are at variance with these regulations. Builders, of course, should determine definitely before beginning a built-in garage job. It will save themselves and their clients time and expense later on.

*(A.S.T.M.), American Society for Testing Materials; (N.F.P.A.), National Fire Protective Association; (A.E.S.C.), American Engineering Standards Com.; (B.S.), Bureau of Standards; (U.L.), Underwriters Laboratories; (B.C.C.), Building Code Com.



A Colonial with Garage Attached

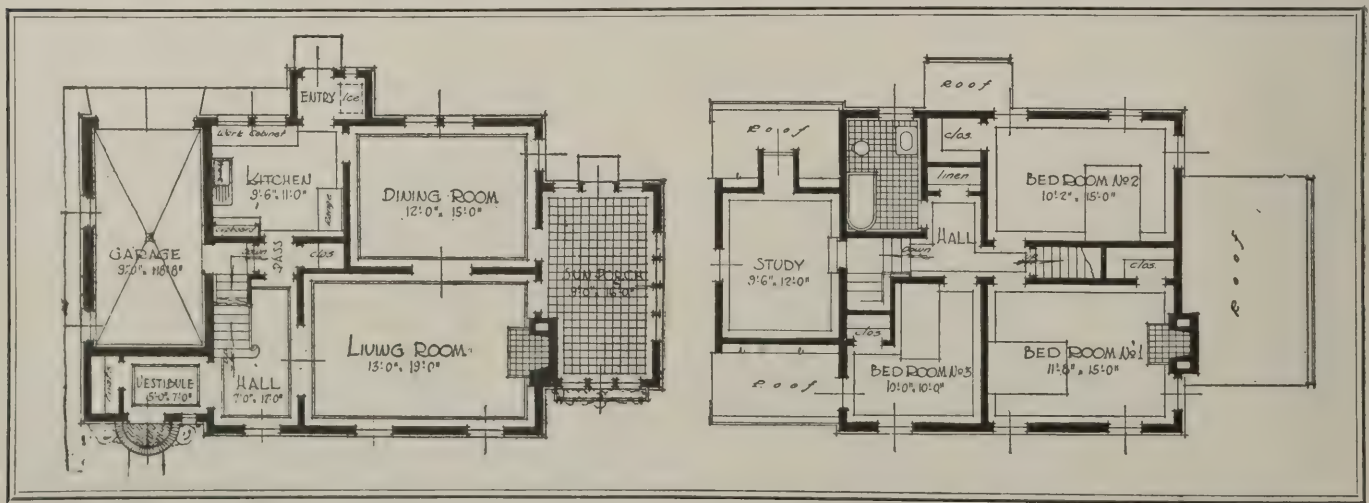
WHAT about the garage? In building the modern home this question must be answered, and for the best results it should be given thorough consideration before the house is built.

If the garage is left as an after consideration, it is often very difficult to find a satisfactory solution to this important problem.

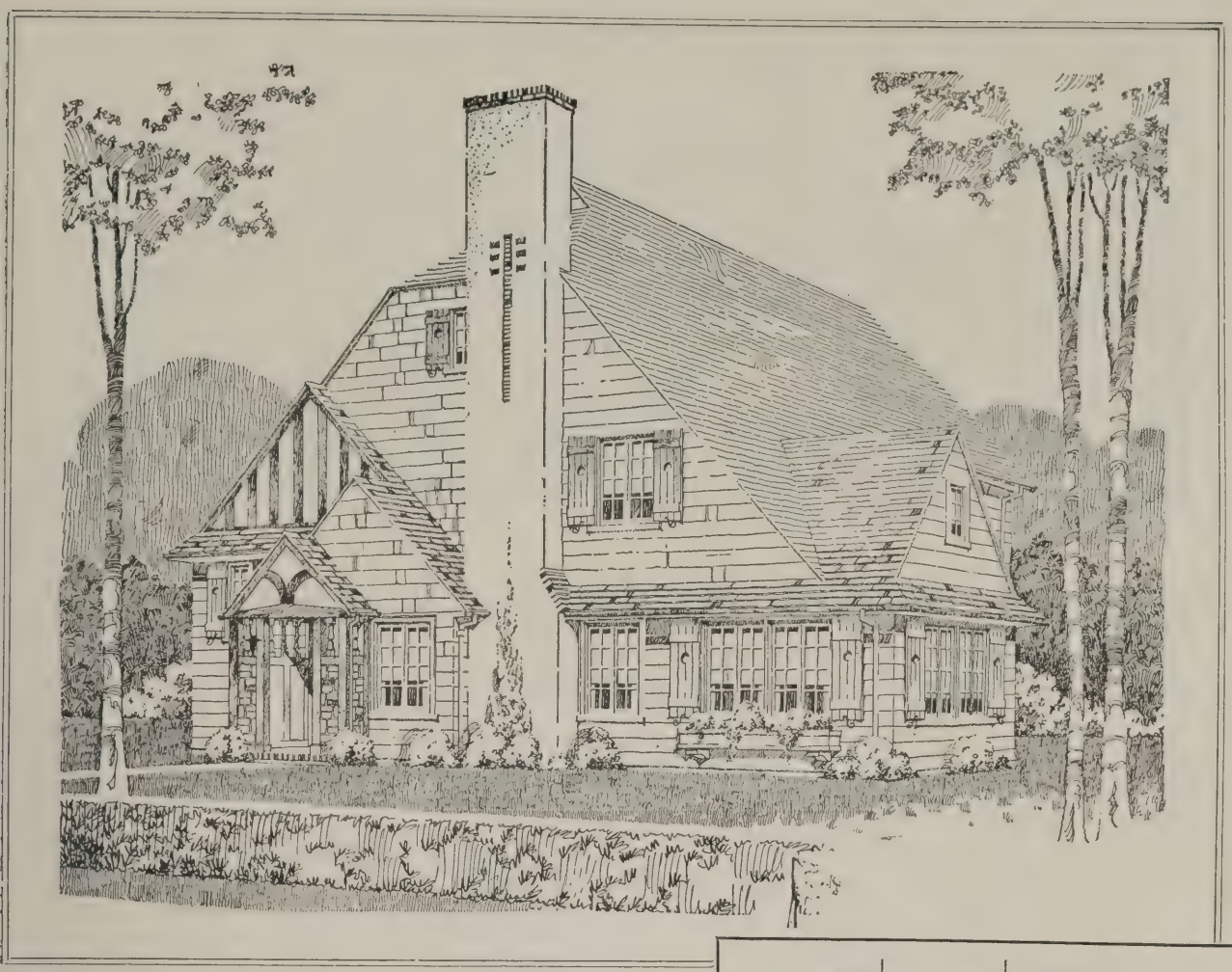
The plan of the house shows an arrangement that is convenient and livable. Three bed rooms, a bath and a study are provided on the second floor. There is no waste space. Estimated cost of construction about $10,800.

Garage entrance is on the rear.

R. C. HUNTER & BRO.
Architects



Design No. 532. Complete Blue Print Plans and Specifications $24

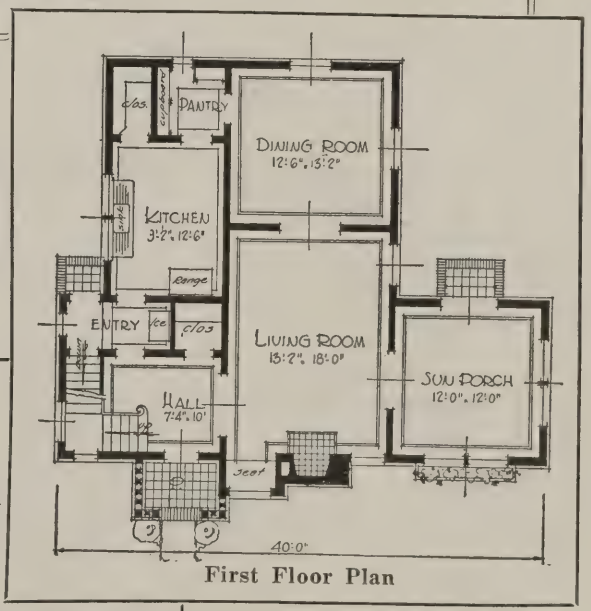


Thrifty Plan for English Home

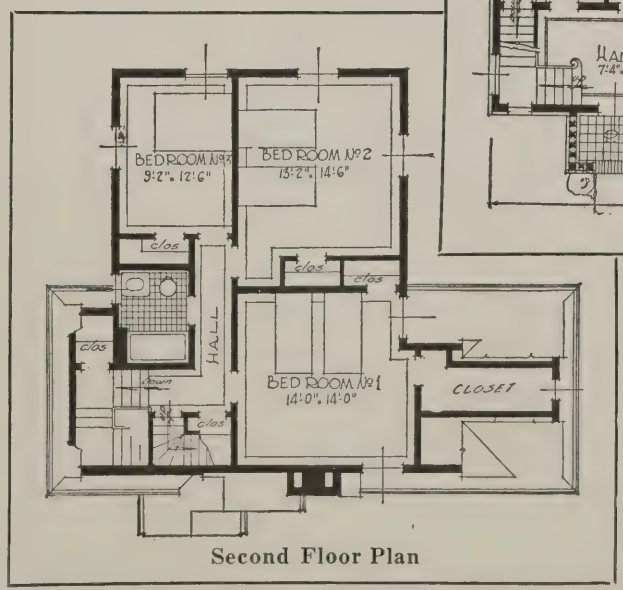
THE popularity of the English cottage design in this country is well deserved. The style is attractive and has a certain quaint flavor that other modes of modern architecture are unable to convey. There is something intimate and personal in its exterior while interior possibilities are unlimited.

Estimated cost is about $9,900.

Second floor plan shows three bedrooms, a bath and unusually large closet. Above this, a maid's room of ample size with bath is located.



First Floor Plan



Second Floor Plan

A FIRST glance at this home does not reveal the fact that it is so decidedly different from the usual thing in English cottage design. Actually, it runs three floors.

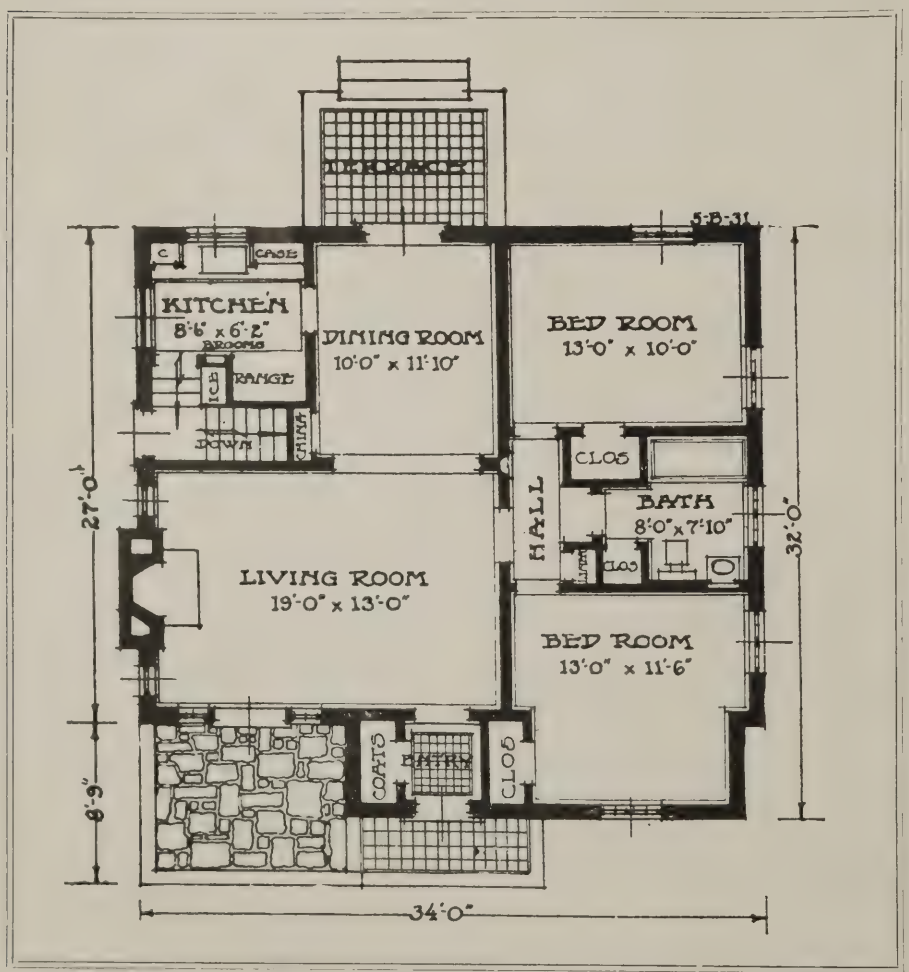
R. C. HUNTER & BRO.
Architects

Design No. 533. **Complete Blue Print Plans and Specifications, $21.**

A Bungalow in the Italian Style

THIS five-room bungalow follows the Italian style. It is a compact plan and illustrates how all modern conveniences and comforts can be encompassed within small space and thus meet the demands of modern housing requirements of more space and less room.

ARCHITECTS' SMALL HOUSE SERVICE BUREAU



Tile is freely used throughout the house. The roof is of tile in variegated reds and tans; window sills red shingle tile; vestibule floor large red quarry tile; fireplace hearth of handmade Italian tile in red tones, and the bathroom floor laid in black and white tile. All finishing hardware is black iron, with hand hammered hardware in the living room, dining room, and front entrance doors.

These features are not essential, but they add to the colorful appearance of the house and assist in carrying out the Italian style. Variation in materials and equipment must be made by the individual.

Opening off the living room there is a flagstone terrace, which in the summer time may be covered with an awning. The small entry is a step below the level of the living room floor, and may be paved with either brick or tile.

The living room has a number of unusual and attractive features — the bright colored tile in the fireplace, the casement windows, the French doors, leading onto the terrace, the wide arched opening between this room and the dining room—which makes it an exceptionally easy room to furnish.

The ceiling of the living room is somewhat higher than in the other rooms, and this, together with the long vista through the dining room out onto the terrace, at the rear, gives it an unusually spacious effect.

Estimated cost is about $6,800.

Design No. 534. Complete Blue Print Plans and Specifications, $30.50.

A Modern Brick Veneer Home

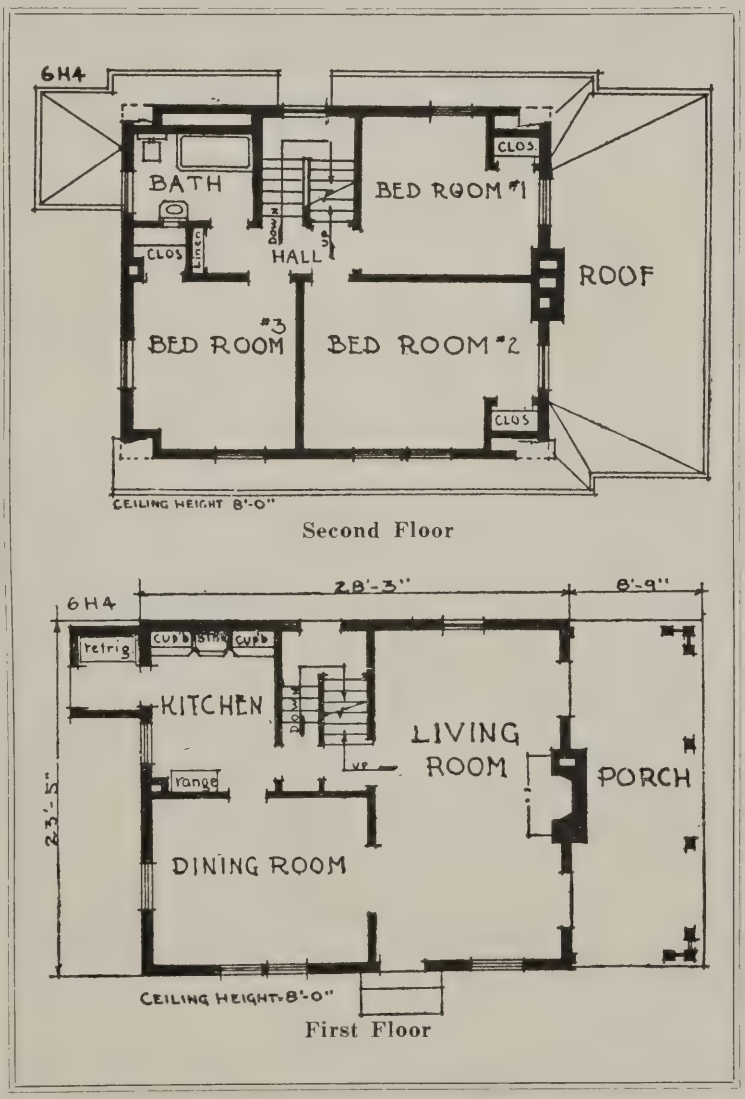
Designed by
ARCHITECTS' SMALL HOUSE
SERVICE BUREAU

THERE are types of houses that look cold and formal on the exterior, no matter how cozy they may be within. The Dutch Colonial style, however, belongs in the class of homes that seem to be the very embodiment of homeiness.

There is a certain snugness in this type of architecture that does not depend wholly upon the materials used. Frame, brick or fieldstone — and in many cases stucco — may be used to equally good advantage. The plan of the house rather than the overall exterior impression makes this possible.

Some homes possess this quality without giving concrete evidence. It is a feature that becomes more satisfying.

The design shown here has that homelike quality to a marked degree. It is built snugly close to the ground, and a wide porch, the outside chimney for the fireplace, two sets of French doors opening onto the porch from the living room, all suggest hospitality.



While retaining the characteristic low homey lines of the Dutch Colonial style, the roof is pitched so as to provide three excellent bedrooms. Each has a good clothes closet and light from two sides.

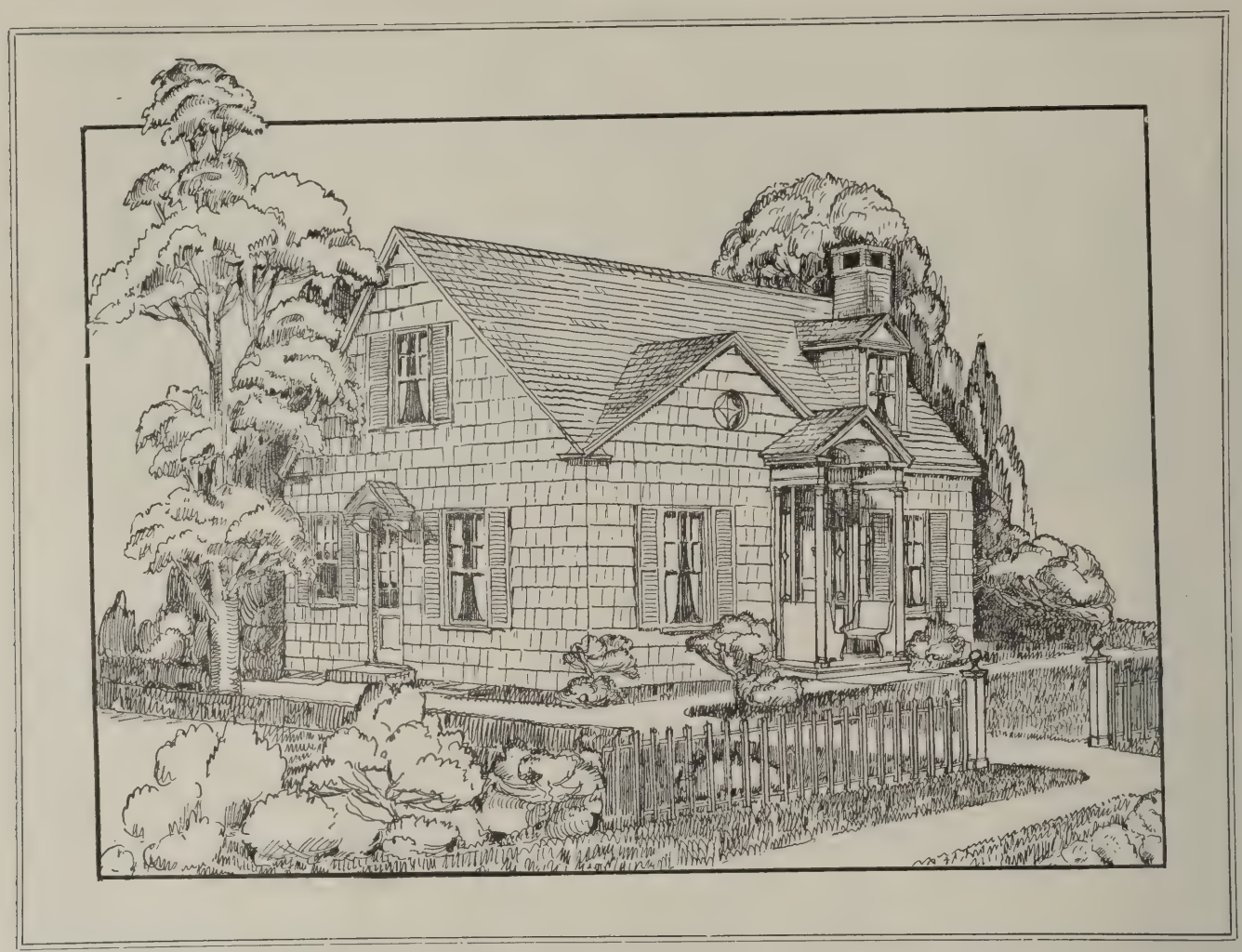
The 12x22 living room runs the full depth of the house. A wide cased opening joins the corner dining room and the living room. Placing the stairs at the back of the house is not only an economical use of space, but gives them unusual privacy. An open rail could be substituted if desired. A sunroom can be built in place of the open porch if preferred.

This house is planned to be built of brick veneer on wood frame, shingle roof, siding used on the dormers.

A 45-ft. to 50-ft. frontage will be required if the house is built as illustrated. If the porch is omitted or built at the rear, a 40-ft. frontage would be sufficient.

There is a full basement with fuel room, laundry and space for vegetable and fruit storage. Cost is about $6,500 as estimated.

Design No. 535. Complete Blue Print Plans and Specifications, $36.50.



A Simple Colonial Cottage Shingle Covered

THE demure charm inherent in the Colonial style makes twice-attractive this house of shingles. Simple and tidy in its lines, its modest adornments blending well with their background, the design makes a pleasant picture of comfort joined with good taste.

The exterior features reflect their Colonial derivation. The neat little entrance porch, with its slender wood columns and side seats, is characteristic of the days of our ancestors. So, too, is the dormer at the right, which balances well the gable and porch.

A study of the plans shows their compactness and, despite the modest size of the house, has capacity in the way of sleeping accommodations. On the first floor are a living room, dining alcove, enclosed porch, well-equipped kitchen, and a bedroom. The living room has a good-sized fireplace with windows, flanked by bookcases, on either side.

The second floor, very simply laid out, has a central stair, around which are grouped three bedrooms and a bath. Ample closet room is provided in each bedroom and a linen closet in hall. Estimated cost, $6,500.

Outline of Specifications

EXTERIOR walls to be of shingles, on frame construction. Chimney of face brick. Entrance platforms of common brick.

INTERIOR FINISH of living room and dining alcove also enclosed porch plastered rough textured and tinted. Bedrooms papered enamelled trim. Kitchen walls hung with washable wall covering. Bathroom walls above tiled wainscoting and also ceiling, painted and enamelled. Basement floor painted gray.

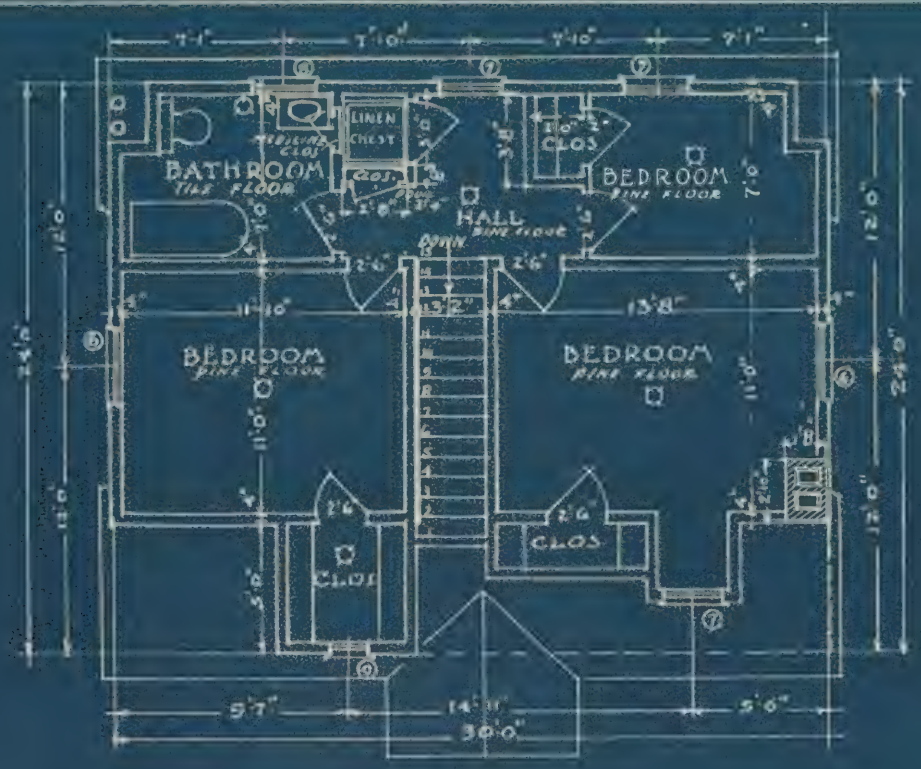
WINDOWS to be of wood with French casements for first floor as plan indicates. Cellar windows of steel.

HEATING to be hot water, steam or warm air, thermostatically controlled from upstairs rooms.

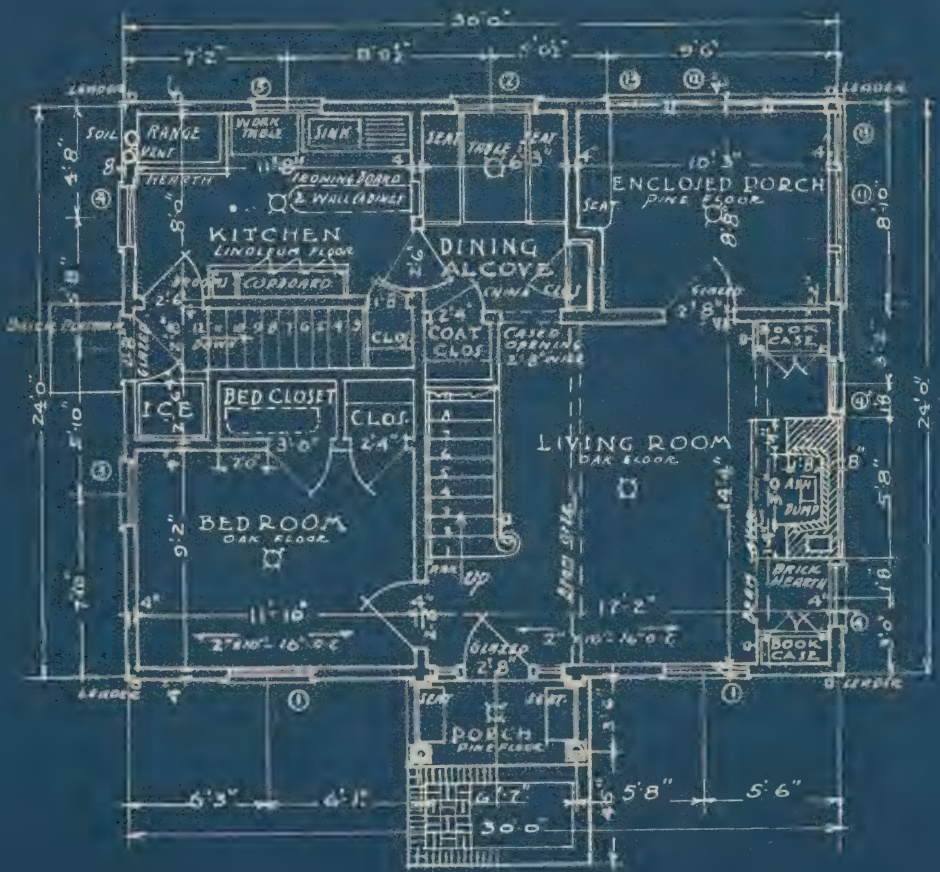
ROOF to be covered with shingles, either wood or composition, slate or asbestos. Leaders: rectangular of zinc, copper or galvanized iron.

PLUMBING to include enamelled iron sink, lavatory and bath tub; porcelain closet and soapstone wash tub. Vent and drain pipes; cast iron. Water pipes brass.

Design No. 536. Complete Blue Print Plans and Specifications $15



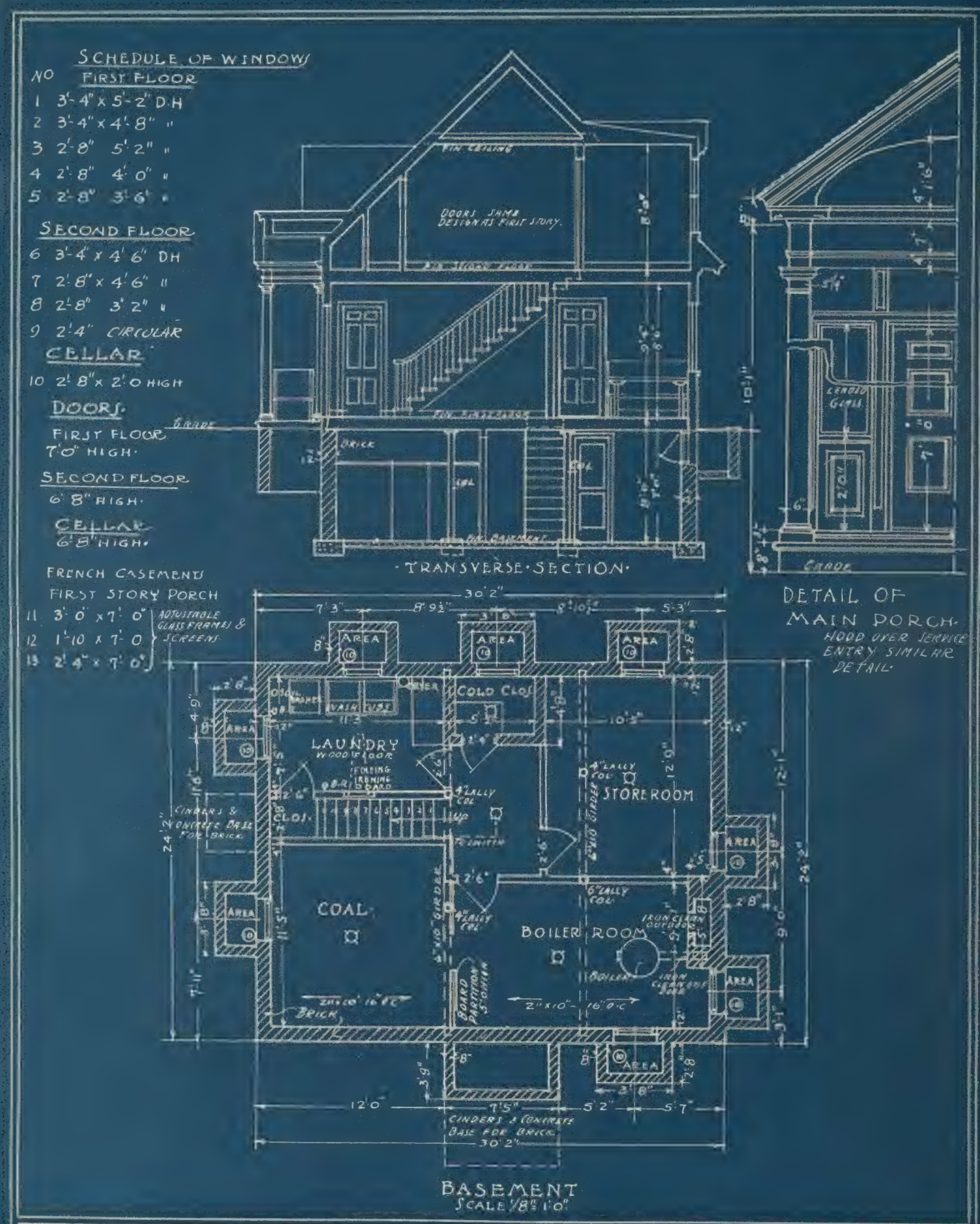
SECOND FLOOR.
SCALE 1/4" 1'0"



FIRST FLOOR.
SCALE 1/4" 1'0"

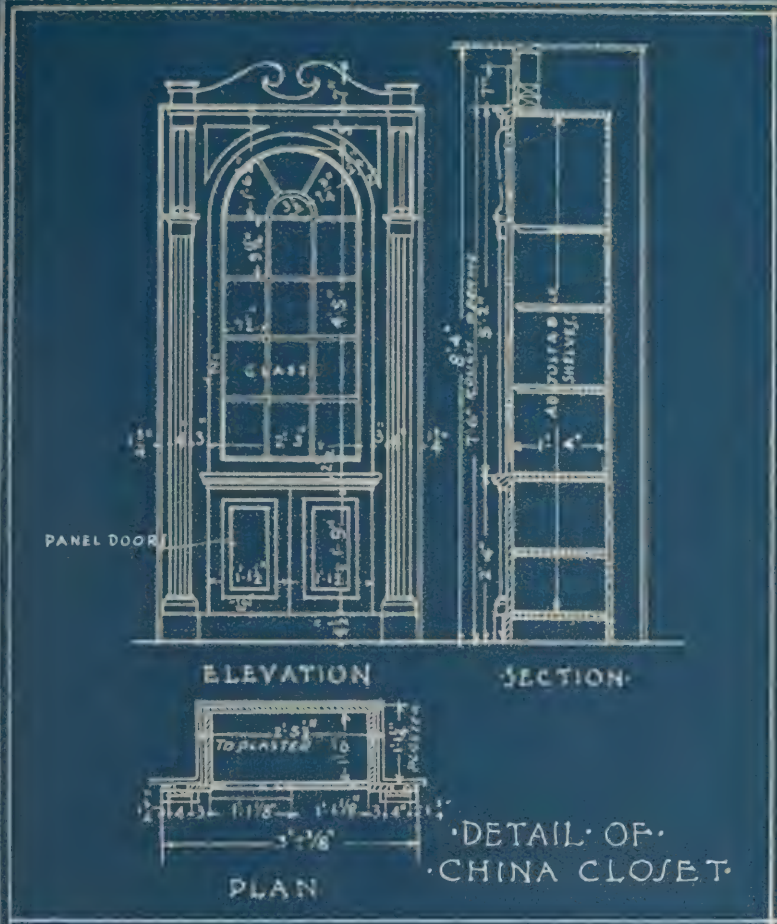
BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

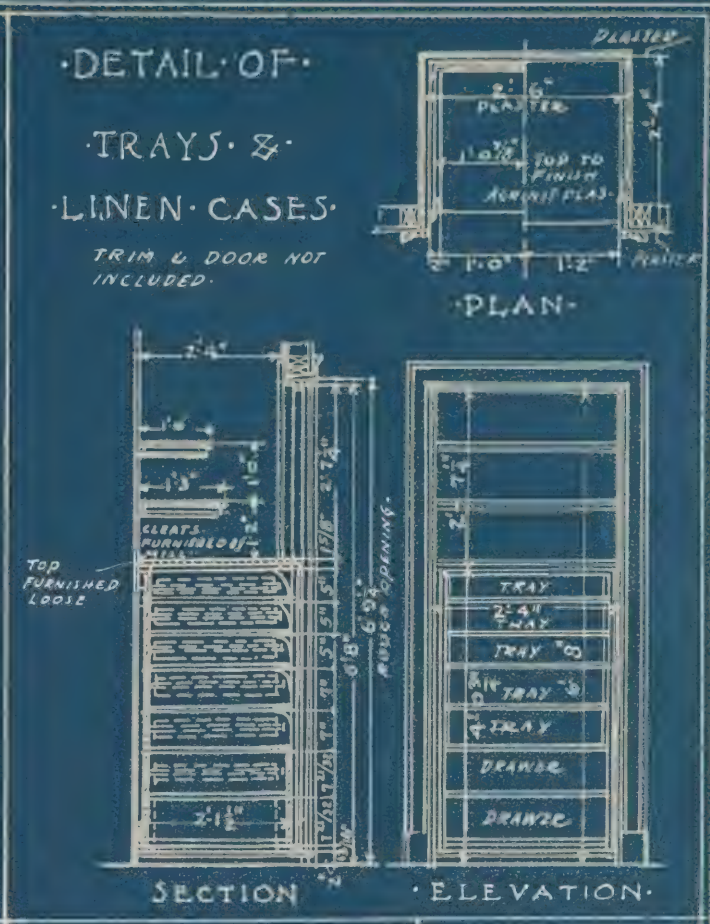
Designed by William Sanger

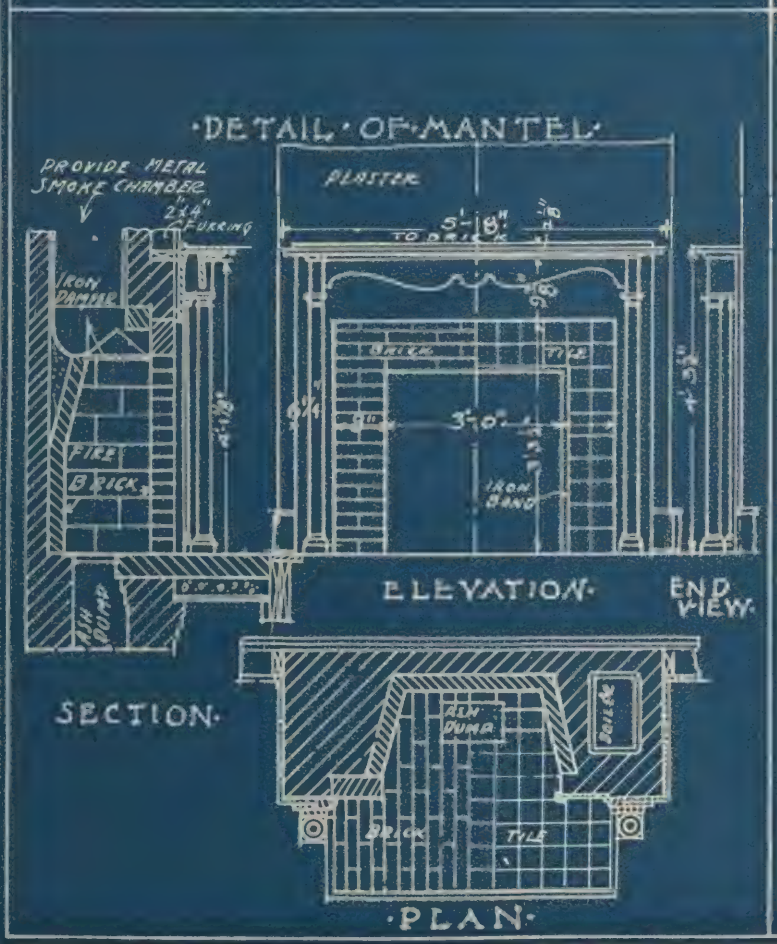


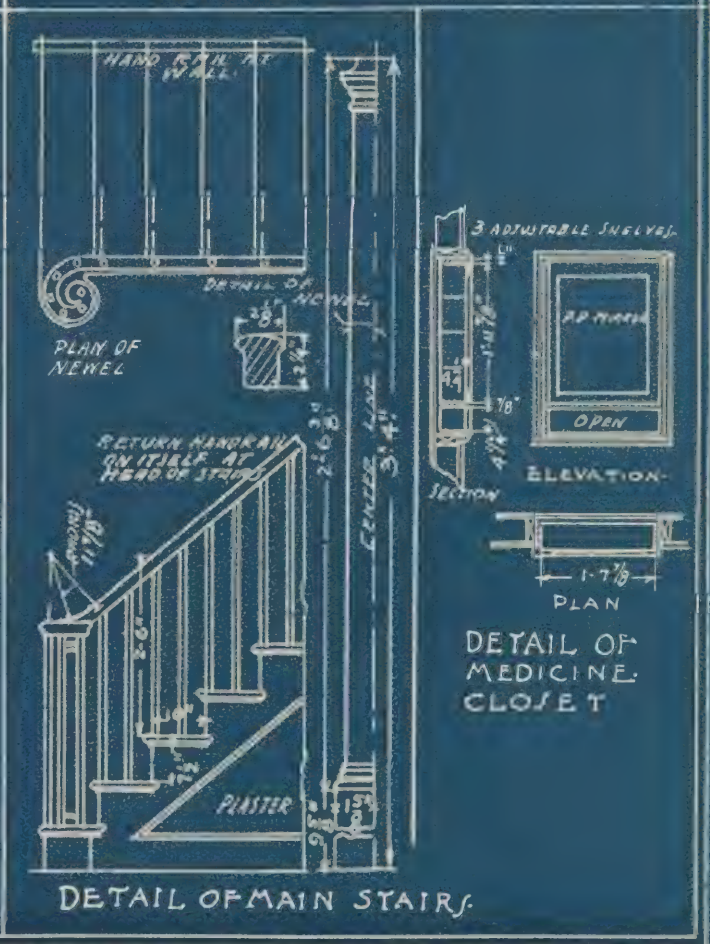
BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

Designed by William Sanger





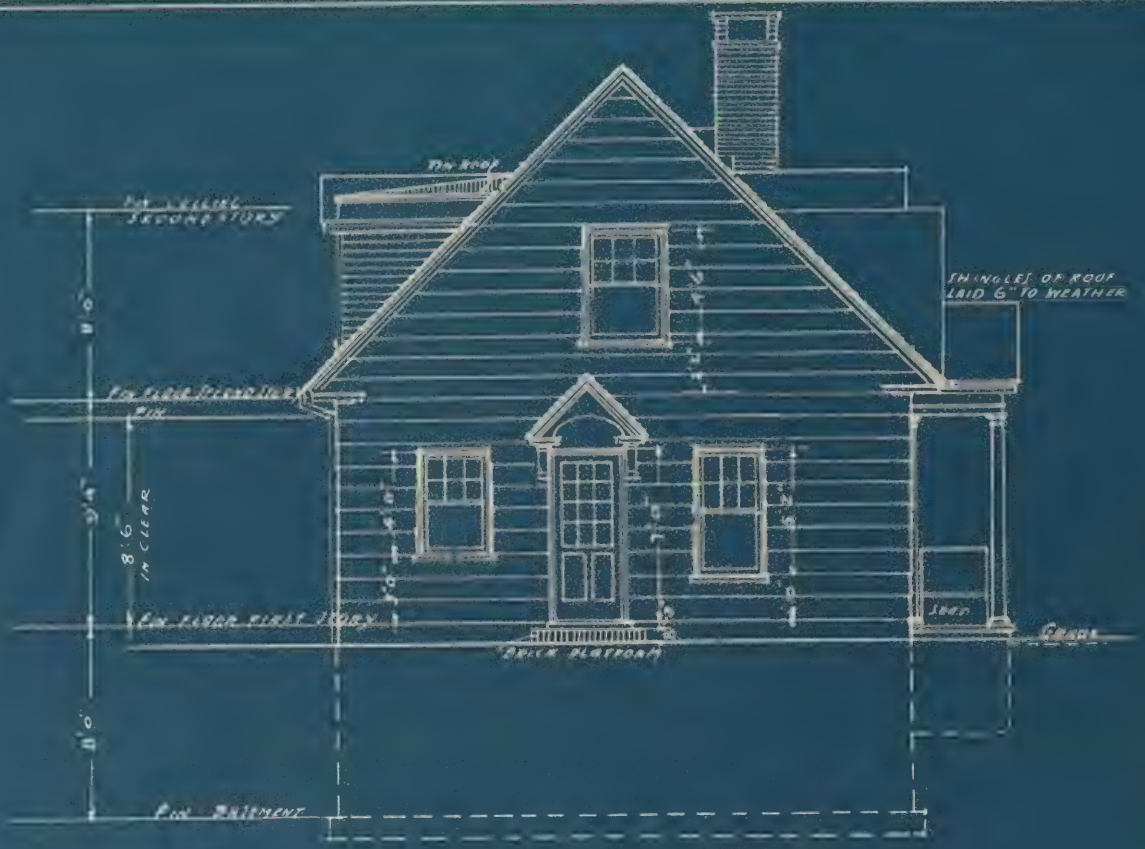




BUILDING AGE AND NATIONAL BUILDER

WORKING DRAWINGS

Designed by William Sanger



·LEFT·SIDE·ELEVATION·

·FRONT·ELEVATION·
SCALE 1/4" 1'0"

BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

Designed by William Sanger

Quantity Survey of Materials

Prepared by WALTER J. FRADGLEY

For the Simple Colonial Cottage

EXCAVATION

Basement (two feet larger than wall measurement)	216 Cu. yds.
Areas, trenches, and pier footings	31 Cu. yds.
Back fill around foundation and footings	40 Cu. yds.

MASONRY & IRON WORK

Concrete footings	315 Cu. yds.
Brick foundation walls	19,320 Brick
Face brick for chimney	450 Brick
Common brick, chimney and fireplace	1,568 Brick
Concrete basement and area floors 3″ base and ¾″ topping	692 Sq. ft.
Paving brick—entrance platforms	355 Brick
Face brick—fireplace and hearth	180 Brick
Fire brick for fireplace	168 Brick
Flue lining 8″ x 12″	56 Lin. ft.
Cast iron cleanout door and frame	1 Piece
Ash pit door and frame	1 Piece
Ash dump for fireplace	1 Piece
Fireplace damper	1 Piece
Anchor bolts for wall plates	30 Pieces
Thimbles	1 Piece
4″ Lally columns, base and caps included	4 Pieces

PLASTERING

Gypsum or lime plaster on all interior walls and ceilings, 1st and 2d floors	654 Sq. yds.

CARPENTRY

2 x 8	Wall plates	133 Bd. ft.
2 x 10	Floor joist, 1st and 2nd floors	1,800 Bd. ft.
1 x 6	Ribbons	24 Bd. ft.
2 x 4	Ceiling joist, 2nd floor	320 Bd. ft.
2 x 4	Roof rafters	667 Bd. ft.
2 x 4	Exterior studs and plates	1,440 Bd. ft.
2 x 4	Interior studs and plates	1,600 Bd. ft.
2 x 6	Hip and valley rafters	32 Bd. ft.
1 x 6	D & M Rough flooring	1,670 Bd. ft.
	Floor paper under finished floors	14 Squares
1 x 6	Roof boards	1,875 Bd. ft.
2¼″	Face finished floors	1,856 Bd. ft.
1 x 8	Shiplap sheathing	2,660 Bd. ft.
	Roofing	16 Squares
8″	Lap siding	2,275 Bd. ft.
	Furring and grounds	225 Bd. ft.
	Waterproof paper over sheathing	22 Squares
1 x 6	Under gutter	80 Bd. ft.
1 x 10	Eave soffit & gable projections	150 Bd. ft.
	Basement partitions—2 x 4 studs and sheathing	817 Bd. ft.
1 x 3	Crown mould for eave and gable projections	180 Lin. ft.
	Entrance porch columns, caps and bases	2 Pieces
	Seats—entrance porch	2 Pieces
	Side entrance canopy and brackets complete	1 Piece

STAIRS

1st Floor to basement	1 Flight
1st Floor to 2nd floor	1 Flight

PAINTING

Exterior woodwork	32 Squares
Interior woodwork	25 Squares
Finished floors	14 Squares

SHEET METAL

Gutters	56 Lin. ft.
Downspouts	40 Lin. ft.
Elbows	8 Pieces
Chimney flashing	12 Lin. ft.
Metal Deck	162 Sq. ft.
Valley flashing	32 Lin. ft.

TILE WORK

Tile floor in bathroom	63 Sq. ft.
Tile wainscoting	170 Sq. ft.

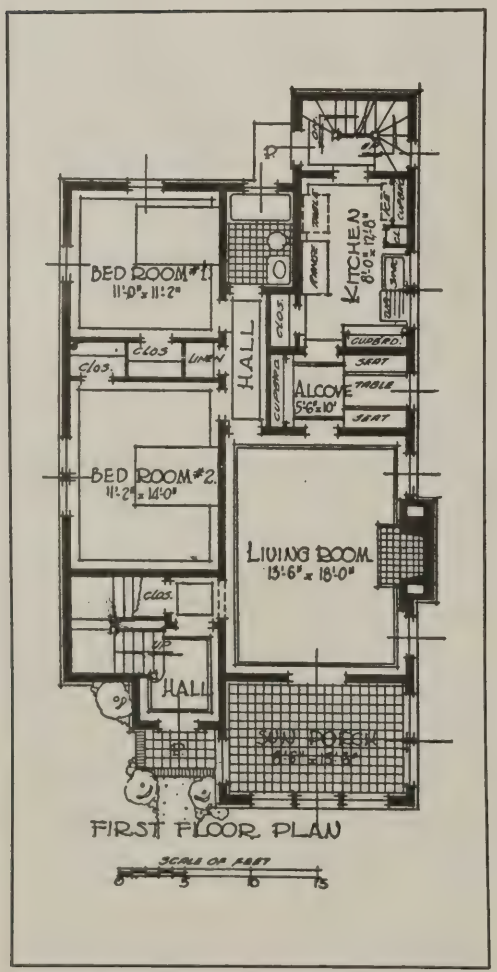
HARDWARE

4 x 4	Exterior door butts	8½ Pairs
	Exterior door lock sets	4 Sets
3½ x 3½	Interior door butts	17 Pairs
	Interior door lock sets	17 Sets
	Double acting door hinges	1 Set
	Door bumpers	18 Pieces
	Coat hooks	6 Doz.
2½ x 2	Butts	12 Pairs
	Cupboard catches	10 Pieces
	Elbow catches	3 Sets
	Book case locks	3 Sets
	Drawer pulls	3 Pieces
	Basement door hardware	5 Sets
	Basement sash hardware	8 Sets
	Window sash locks	15 Sets
	Window sash lifts	15 Pieces
	Window sash pulleys	60 Pieces

MILL WORK

Closet shelving	24 Lin. ft.
Chair rail,—kitchen and bath	36 Lin. ft.
Hook strip	40 Lin. ft.
Base and quarter round	365 Lin ft.
Picture mould	240 Lin. ft.
Seat	1 Piece
Mantel and shelf for fireplace	1 Piece
Medicine cabinet	1 Piece
Ironing board	1 Piece
Dining alcove, table and seats	3 Pieces
China closets	1 Piece
Book cases	2 Pieces
Linen closet	1 Piece
Beam ceiling	30 Lin. ft.
Exterior entrance door and side light, frame and trim complete	1 Opening
Exterior doors (frames and trim complete)	1 Opening
Interior doors (frames and trim complete)	18 Openings
Cased opening (frames and trim complete)	1 Opening
Porch enclosure sash and frames and trim complete	2 triple Openings
Windows (frames and trim complete)	15 Openings
Gable sash and frame complete	1 Opening
Basement sash and frames complete	8 Openings
Basement doors (frames and trim complete)	5 Openings

Two-Family House Design



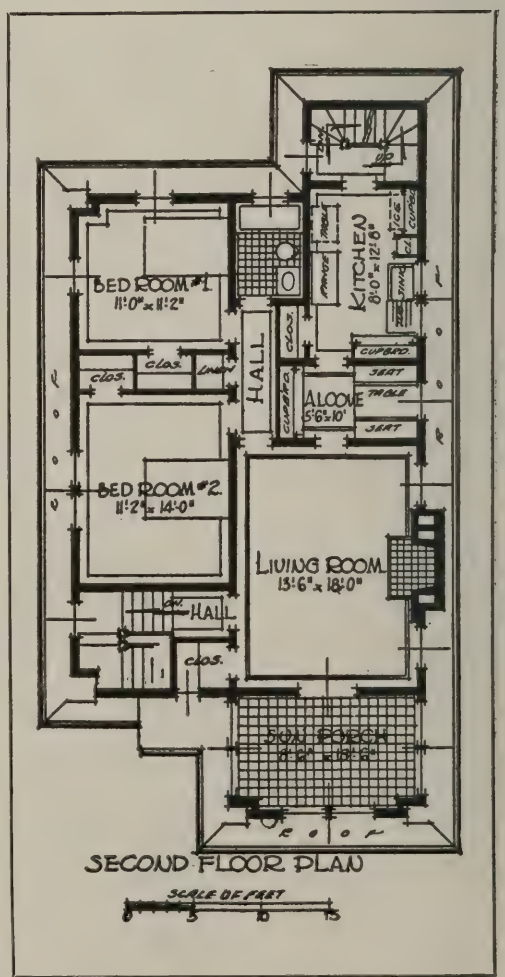
R. C. HUNTER & BROTHER
Architects

WHILE the one-family house of distinction is nowadays by no means the exception throughout the country, two-family houses possessing a charm and identity of their own are still comparatively few and far between.

Here is a refreshing exception to the rule—a tidy and attractive two-family house design that has the appearance of a roomy one-family house.

The plans of both floors are identical in virtually all essentials. The sun porch, an ever popular feature, is found in both, as is the dining alcove. The second floor utilizes for a closet a part of the entry hall space on the first floor. Otherwise there is no difference between the plans.

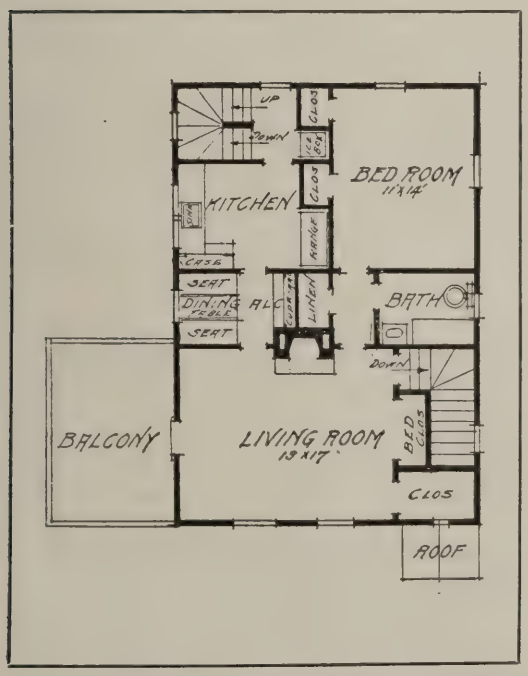
The estimated cost is $16,700.



Design No. 537. Complete Blue Print Plans and Specifications $24

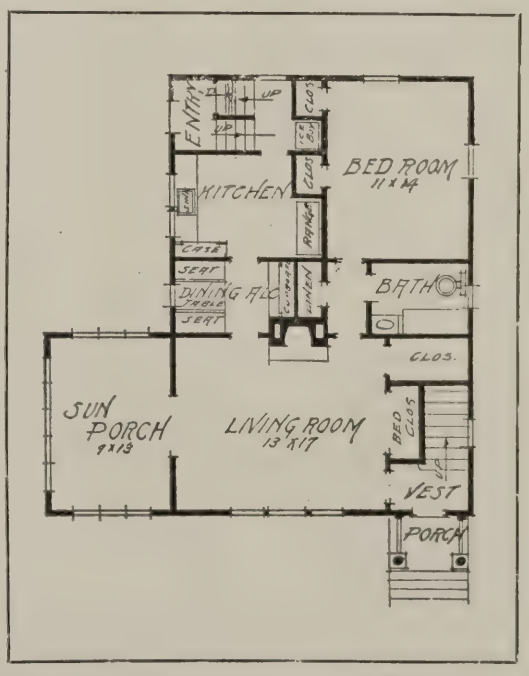
A Comely Two-Family House

That Has Appearance of a One-Family



THE economic advantages of the two-family house are not to be disputed. Many an owner finds it possible to live practically rent-free on the income derived from the remainder of the house. If the building does not display too plainly in its exterior appearance that it is a double dwelling, it may be erected in neighborhoods, devoted exclusively to private residences. Estimated $9,400.

ROBERT L. STEVENSON
Architect



Design No. 538. Complete Blue Print Plans and Specifications $30

A Well Designed Colonial Home

ARCHITECTS' SMALL HOUSE SERVICE BUREAU

IT is said that the Colonial is the most economical type of home to build, both for first cost and upkeep. Perhaps this is due to its plan, which is generally a rectangle without irregularities in the walls, that mean extra labor in the building, extra materials and probably later increased repair bills.

Certainly it is a simple type of home to construct, and when in good proportion and detail, it is a type that both the architect and the home builder may be proud of. Colonial, of good design, does not go out of fashion. Seldom, if ever, do they drop in public appreciation, in fact they are becoming more popular.

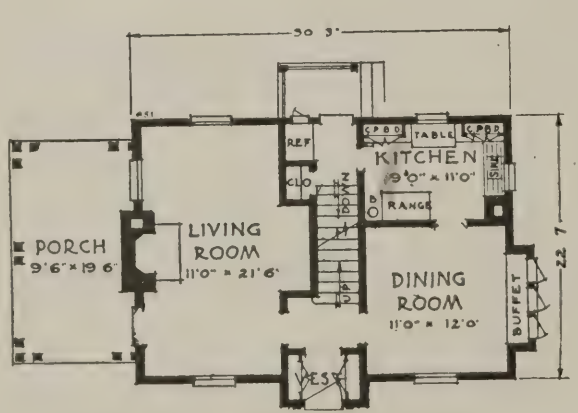
The house shown here is an especially good example of modern colonial, with a fine exterior appearance and practical arrangement of rooms. This house will require a 50 ft. lot. If the porch is omitted, or placed at the rear, a 40 ft. frontage will be enough.

The house is of frame structure, six good rooms, bath, many closets, large attic and full basement. Each room has cross ventilation.

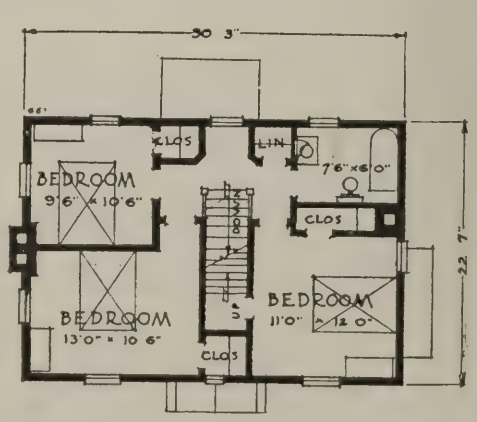
The beautiful, large living room has windows on three sides, fireplace and eight foot alcove opposite the fireplace.

This particular house has an eight inch siding exterior and a shingle roof, while the outside chimney, front steps, foundation above grade and fireplace are of rounded, red paving brick, Estimated cost is $6.-300.

An exterior of simplicity permits low expenditure. Within, the cost depends upon owner's taste.



WITH a plan as square as any frugal builder might wish. Upstairs are three bedrooms and a bath, well grouped about the little stair hall



Design No. 539. Complete Blue Print Plans and Specifications $36.50

Simple, Economical English Type

SIMPLICITY of design is the keynote of this modern English cottage. The direct arrangement of this plan provides a roomy interior without loss of valuable space.

Here is a step saving, space saving plan, difficult to improve upon. Special thought has been given, not only to the use of standard lengths of lumber, but to the use of stock millwork as well. This means a saving in building costs.

This stands as an excellent example of the economies that can be effected in designing the small home without sacrificing, in the least, the intrinsic value of its architecture. In this case due regard has been paid for the savings found in standard construction along lines that call for a minimum of breaks and "fussy" details. A good substantial building of which any family might be proud has been erected here at low cost.

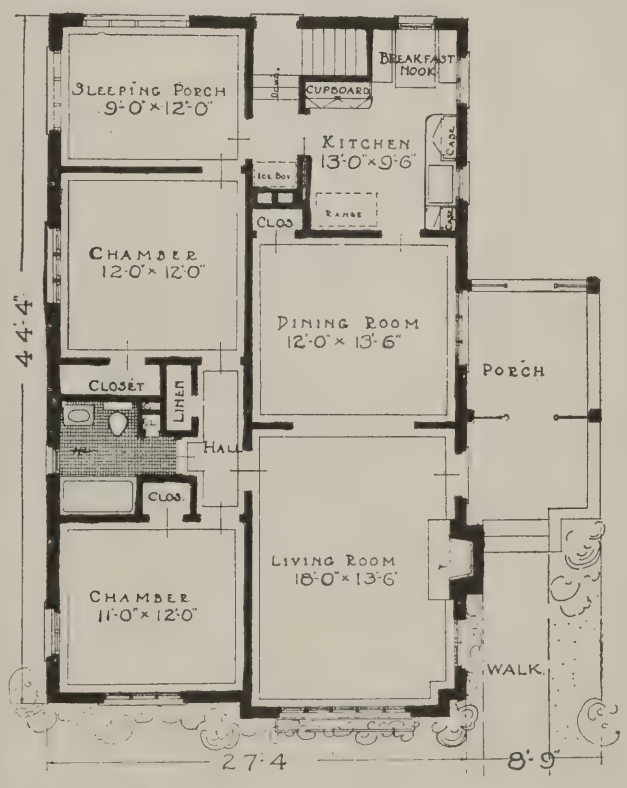
The architecture, while it reflects the English, has been so far modified to meet present day needs that it may well said to represent an entirely domestic type.

The house is built of hollow tile walls on concrete footings, with stucco exterior and brick base course. The house is planned to face west or south, but for other facings the plan should be reversed.

The basement is planned for excavation below kitchen, sleeping porch, rear chamber and dining room only.

This house provides six rooms and bath. A breakfast table with seats are in the nook in the kitchen. A sliding door between the kitchen and rear entry is a feature that will be found highly desirable.

The next signal feature of this design is found in the kitchen. There a breakfast nook is made still more inviting by an extra window opening and a cupboard within convenient access. Spaces are shown on the plan for a range and for a sink with equipment cases on either side. Estimated cost is $7,800.



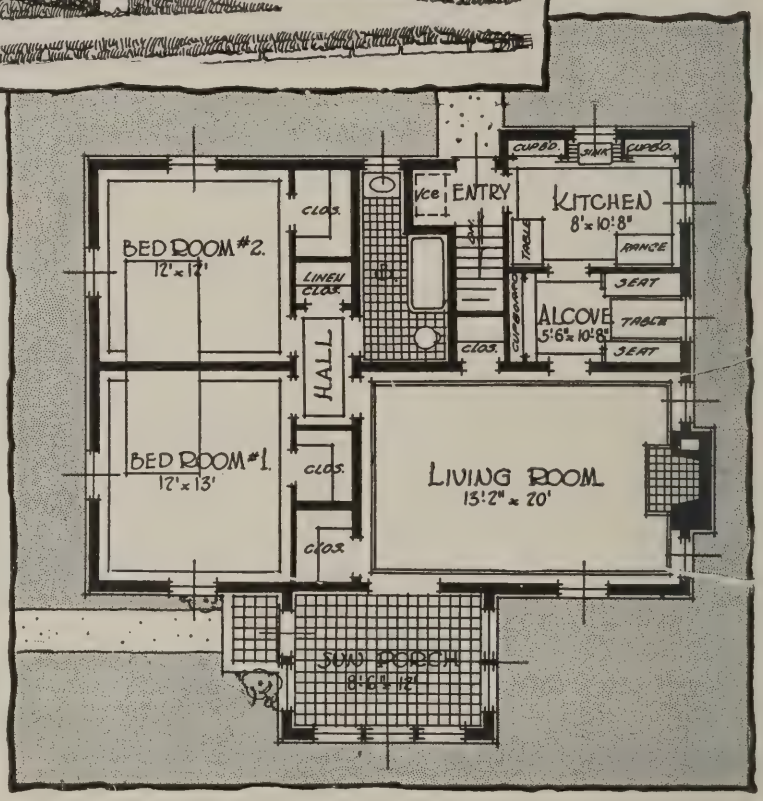
A Plan Showing Good Arrangement

Designed by ARCHITECTS' SMALL HOUSE SERVICE BUREAU

Design No. 540. Complete Blue Print Plans and Specifications, $36.50.

WHITE and green form the color scheme of this charming bungalow. Colonial blue shutters lend a quaint piquant touch to the white clapboards.

An Attractive Economical Bungalow



R. C. HUNTER & BROTHER
Architects

TWICE welcome, in these days of high prices, is a small and economical house that still presents an artistic appearance.

The little bungalow pictured here combines these advantages very happily indeed.

The roof is green shingle—that always desirable material and color; the side walls are white, and Colonial blue shutters make a spot of gay color. The gables are covered with smooth matched boards, painted white, giving the effect of a stucco finish. There is a large brick chimney on one end.

The Early American houses, modified and adapted to American needs, yet retaining the full charm and flavor of the old original is, in the true sense of the greatest word in the English language, a "home."

They were built to house a comfort loving people and by adhering closely to those early precepts, delightful and wholly livable interiors will result.

One enters the house through the enclosed porch into the living room. There will be found a cozy open fireplace, which is flanked on either side by windows that are at once decorative and useful, giving an opportunity for very effective interiors.

There is a completely equipped kitchen and a very generous dining rooms alcove on this floor, in addition to two bedrooms and a large tiled bath. Provision is also made for plenty of closets.

The shape of bathroom is worth a second glance. On the wall to right of lavatory a medicine cabinet might easily be installed.

The laundry, heating plant, fruit closets and coal storage are found in the cellar, which is under the entire house.

This house would be especially suitable for a small family. The estimated cost is about $9,300.

Design No. 541. Complete Blue Print Plans and Specifications $15

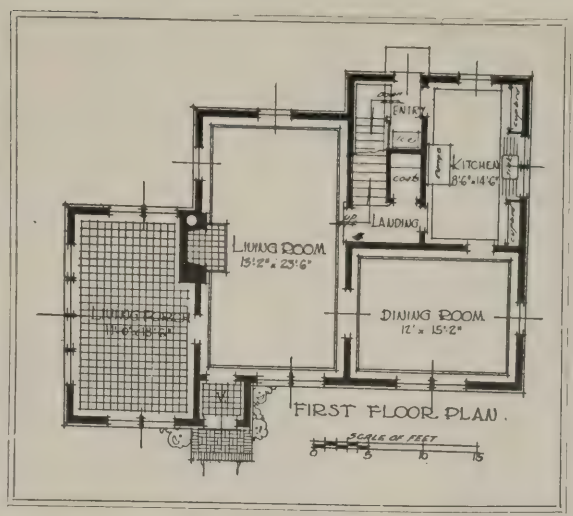
A Thatched Roof Adds Quaint Touch to This Home

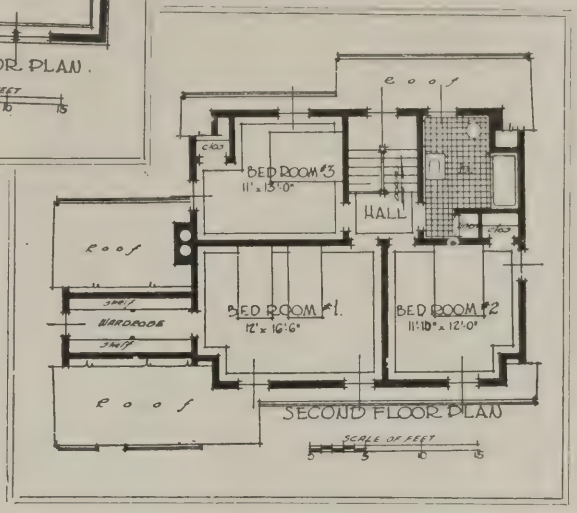
THE roof is the most conspicuous feature of any house, and certainly in this one it is the most distinctive feature. Soft, rolling eaves, brought low near the ground, give a cozy, homelike effect.

This roof is covered with shingles which can be obtained already bent to conform with the curves and rolls as illustrated on this page. They should be stained to match weathered straw, or a dark brown shade would look equally well.

A roof of this type when well laid gives all of the effect of the old thatched straw roofs of France and England.

This house would present a good appearance even among neighboring houses that were much larger and more pretentious, and should make a home to be proud of. It is estimated that this house could be built for $8,820.



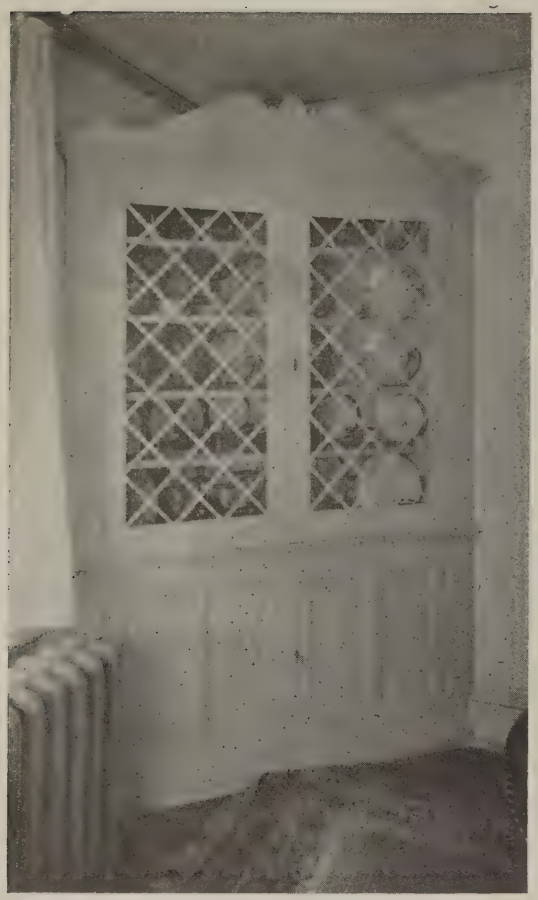


R. C. HUNTER & BROTHER
Architects

Design No. 542. Complete Blue Print Plans and Specifications $18

INEXPENSIVE

of Good Taste

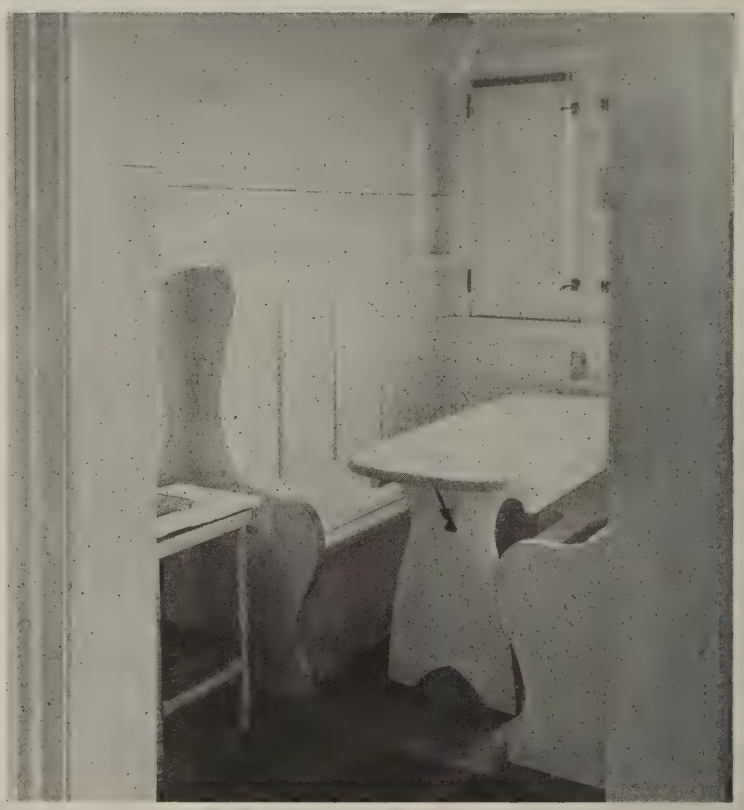


A DECIDED factor in providing closet space for the corner cupboard. It is often built as a separate unit, as shown here, giving a decidedly good decorative effect

INTERIORS, to be attractive, need not represent too great a sacrifice on the part of the owners. On the other hand, it is essential that where a good exterior has been designed the interior is to be proportionately attractive.

There are many sources of ideas for furnishing the small home. The large department stores are instituting budget home departments where those with limited sums of money may go for inspiration. All are urged to make free use of these model rooms. A second source is with the manufacturers who offer materials of interior finishing and furnishing. Many employ interior decorators to design attractive interiors, with due regard for the budget.

While it is not essential that the interior be carried out according to the same architectural period as the exterior, this arrangement is usually the most satisfactory.



BREAKFAST nooks very often eliminate all need for a separate dining room. Breakfasts are served here while the living room is converted for lunch and dinner. This type of nook may be purchased ready for installation, to the ultimate saving of builder's time. Note built-in cupboard in far wall

A PARTICULARLY attractive bedroom and yet one furnished for a modest sum of money. By careful planning, every detail and piece of furniture is in harmony. The walls are papered and the small Colonial windows set off with neat curtains

INTERIORS

and Dignity

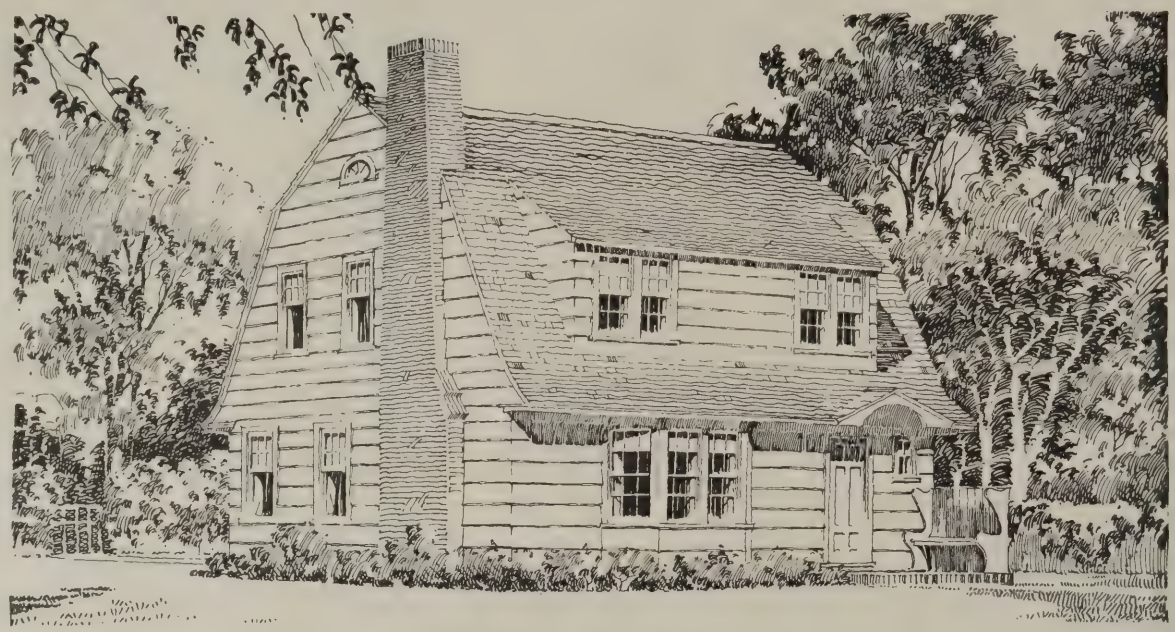
WE ordinarily associate the early American room with papered or plastered walls. For the Colonial room, however, practically any type of modern wall finish can be used to good advantage. Wood panelling or plastic finish used to imitate rough plaster finish can be used with good effects.

It is usually a question of just how much the builder will contribute in furnishing the home. Building fixtures of every type are now available, and when these are included in the building of the house the owner will have just that much when it comes to furnishing. A breakfast nook, for example, when considered as an initial investment, eliminates all need for a breakfast set. Built in cupboards are now supplanting china closets that formerly went with the dining room set. In the bathroom practically everything from plumbing fixtures to medicine cabinets are included when the house is built. There is a considerable demand today for early American furniture, and, consequently, the price is somewhat above the ordinary. However, good reproductions can still be obtained at reasonably good prices.

A SECOND type of china cupboard may be built either in the kitchen or the dining room. This has a distinctly built-in look. Ordinary mill work, cleverly worked in, can be used at low cost. The decorative feature below upper unit has decided value

THE dining room, although it may be the least used in the whole house, should be cheerful and simple in furnishings. Only the necessary pieces of furniture have been used in this interior, giving an effect that is altogether simple and dignified

THIS living room can be duplicated in many types of homes. In spite of the large space provided, a minimum of furniture has been used. Notice that the mantel holds only one ornament, leaving the crystal lighting fixtures to add further decoration



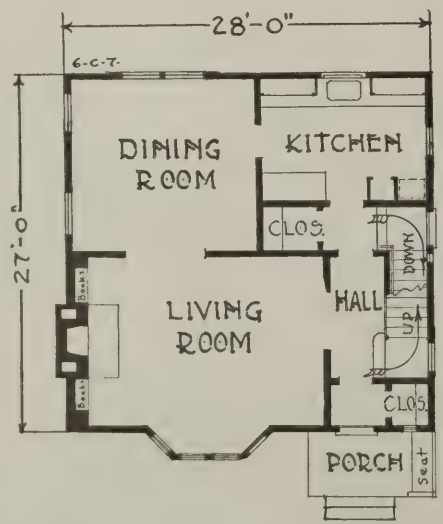
An Authentic Dutch Colonial

THIS plan is for a Dutch Colonial house of unusually fine character. Both the exterior and the floor plans show clear evidence that the designer has worked hard to get his effects without waste of materials or space.

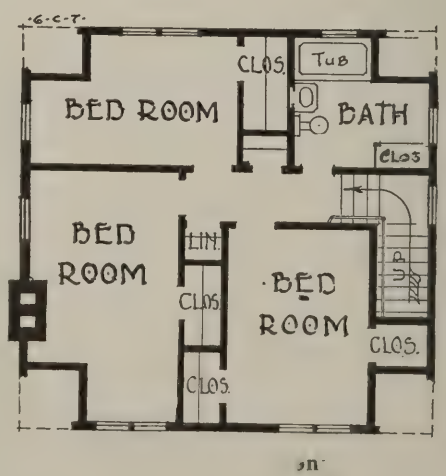
The exterior is marked by strong horizontal lines true to the architecture of the Dutch Colonists. To gain this effect wide siding has been employed, but large shingles might be substituted with equally fine results.

The plan provides six excellent rooms and bath without waste of space. The arrangement of the first story has proved to be one of the most highly desirable of all two-story six-room houses. By placing stairway at the side a large living room has been made possible. This should be a beautiful room as it has a fireplace at one end with bookshelves at either side and a bay window in front. Four windows in the dining room will give the living room additional light, while the wide opening between these rooms increase apparent size of rooms.

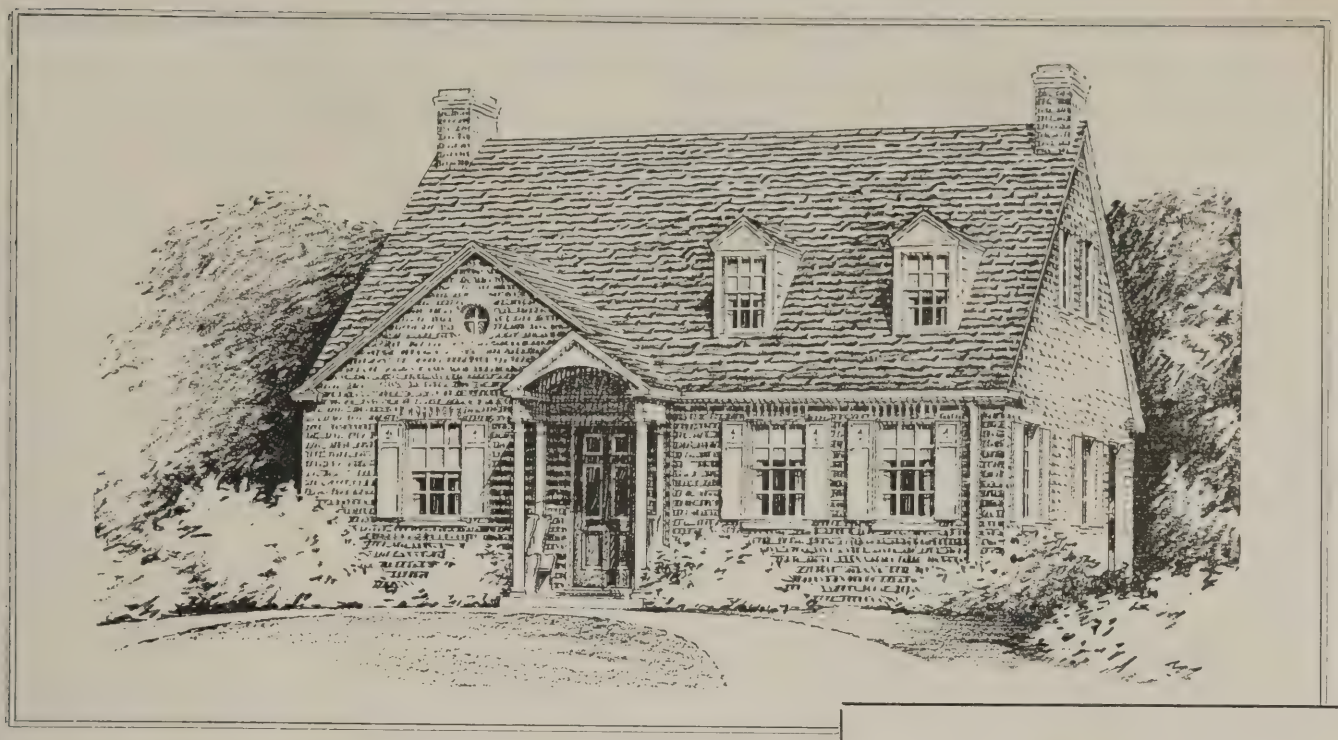
Another desirable feature of the first floor is the direct passage from the front door to the kitchen. There is a coat closet in the vestibule and large closet in the side entry. Estimated cost is $7,400.



Designed by
ARCHITECTS'
SMALL HOUSE
SERVICE BUREAU



Design No. 543. Complete Blue Print Plans and Specifications, $36.50



A Very Practical Plan for This Home

Designed by

ARCHITECTS' SMALL HOUSE SERVICE BUREAU

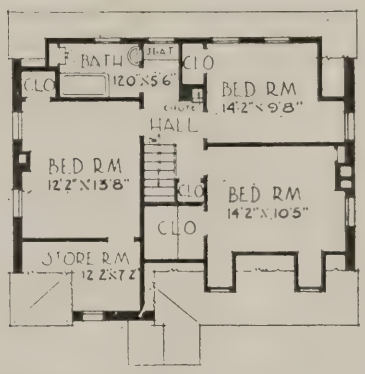
IN this design, the architect has worked out skillfully a plan and exterior which has the quality of real architecture, for a story and a half home of brick or tile.

You will always be happy to see this little home for its excellent Colonial exterior is not a matter of fad or passing fancy. And the room arrangement has been proven by tests of long years to be one of the most wholly satisfactory for a small house that can be devised. The combination is an extraordinarily happy one.

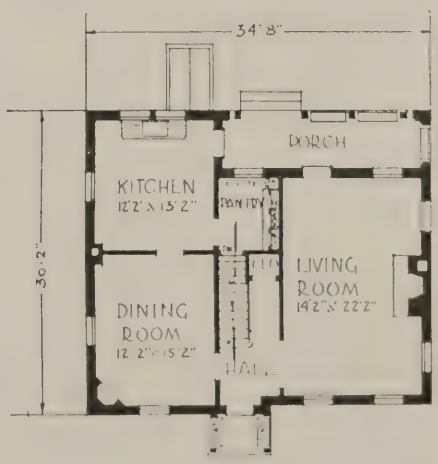
There is a large living room, nearly 14x22 ft. in the clear. Double French doors lead into the hall from which rises an open stairway. The dining room should be a beautiful room from its size and proportions. The plan provides for a built-in china closet in a corner. In the kitchen double windows arranged above the sink insure fine lighting. Pantry space leading off the kitchen includes cases for storage, a clothes chute, and passageway to the basement. Additional cabinets in the kitchen can be arranged.

In the plan both kitchen and living room open onto a rear porch, finely designed with slender wooden posts, flower boxes and a brick-edged concrete floor. The living room has a door and a window opening onto this porch. It would not be difficult to change this porch into a sunroom with windows on two sides, and a door opening onto a small rear entry. Double French doors could in that event open from the living room onto this porch. Another change that could be made would be to convert the pantry into a breakfast nook.

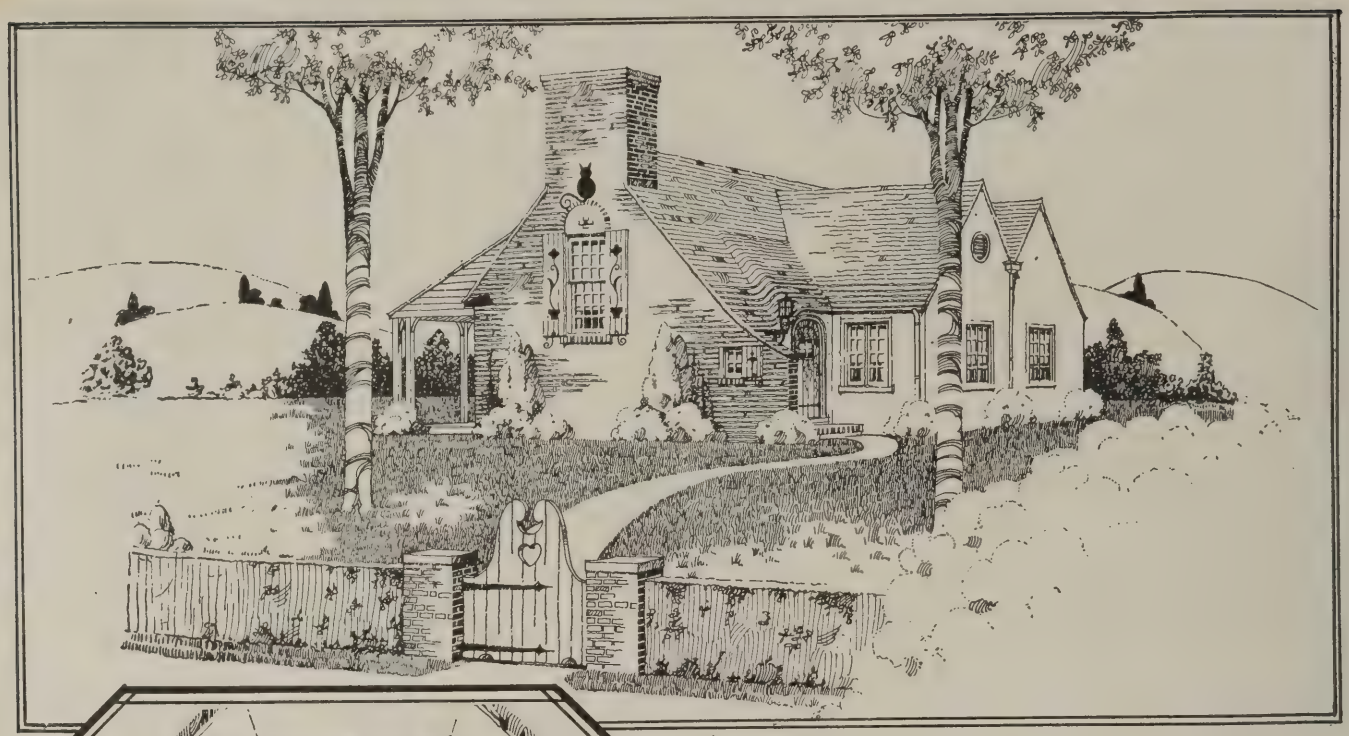
Inside stairs lead to the basement and there is also an outside entrance with tight fitting doors. Cost about $10,500.



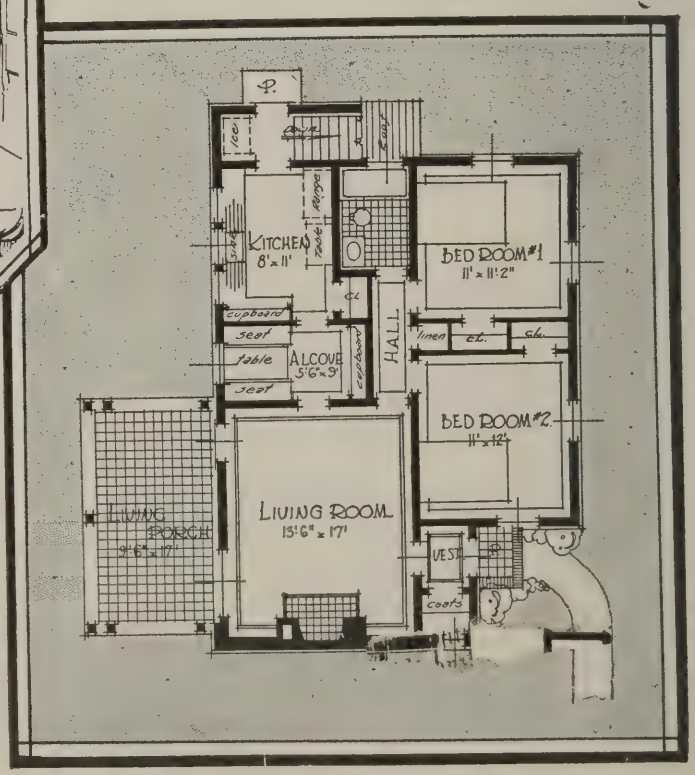
THREE bedrooms and a bath on the second floor command all the space save that given over to a 7' x 12' storeroom. Feature of first floor (below) is a living room extending practically through to the back



Design No. 544. Complete Blue Print Plans and Specifications $36.50



A Very Cleverly Designed Bungalow



R. C. HUNTER & BROTHER
Architects

IN this house the dining room is not completely abandoned. A separate room for the serving of meals is provided, but the room is little more than an alcove—sufficient to accommodate four or five people comfortably, and making no pretense of being anything more than a jolly place to have a bite.

Two bedrooms are provided for by the plans, roomy and well arranged, with a tiled bath that communicates with a small hallway. Estimated cost is $8,500.

Design No. 545. Complete Blue Print Plans and Specifications $15

R. C. HUNTER & BRO.
Architects

Ye Old English

Deftly Handled Stucco and Slate Here Form Neat Combination

FOR the lover of the English cottage type of home, here is a design that must exert a strong appeal.

But its charm does not reside in the exterior alone; the plan arrangement also contributes its share. It is an economical, practical layout, with decorating possibilities for a homey, livable interior.

All these factors are important, for without them, no matter how pleasing may be the exterior, it cannot be a home in the true sense of the word.

One enters the house through a comfortable vestibule into the living room. The living room is of good size, has windows on three sides, and opens into an enclosed sun porch.

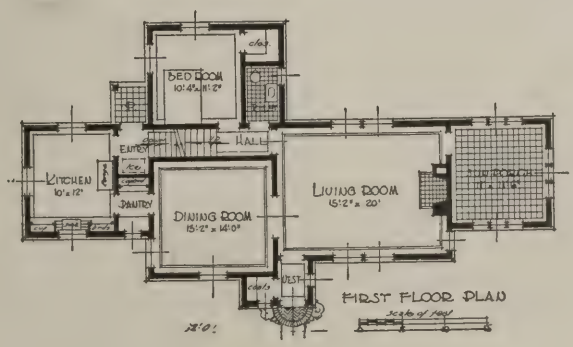
A small rear hall serves the stairway, first floor bedroom and toilet room. The rear entry, kitchen and pantry are arranged for convenience and comfort. Excellent light and ventilation are provided.

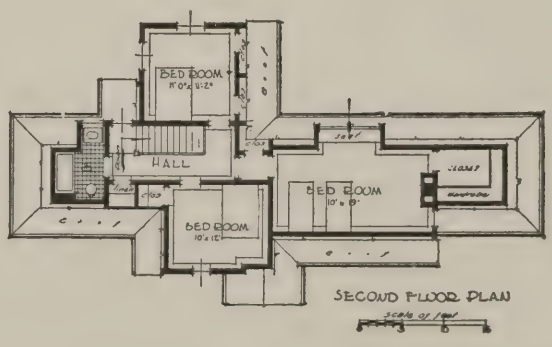
On the second floor are three bedrooms, a bath and ample closet space.

The exterior shows a clever handling of stucco and slate. The walls are stucco on frame construction, the roof is variegated slate, and the chimney hard burned red brick. All exposed timber work, front entrance door, etc., is hand-adzed antique finish, such as one finds in the old weathered timbers of English houses.

Details here are important but they need not be expensive. An able builder can produce such a home for little more than the cost of a plain one.

The window shutters should be stained to match the timber work. All windows are of casement type. The estimated cost is about $12,300.





Design No. 546. Complete Blue Print Plans and Specifications $21

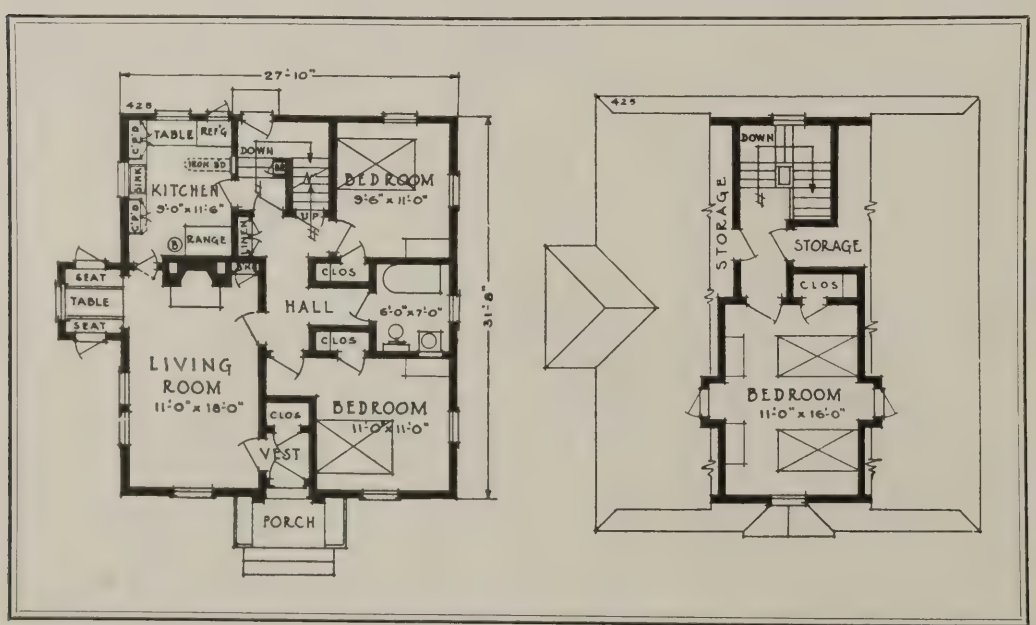
Distinguished by an Unusual Entrance

HERE is a small bungalow whose good proportions, varied roof lines, well spaced windows and handsome entrance doorway all combine to give it marked distinction in style.

This has a most practical plan and can be built as a home complete on one floor, or the second floor can be finished so as to give a third bedroom and large trunk or storage space. This third bedroom is 11x16 feet, and has windows on three sides, so that it is in little danger of being stuffy and warm in hot weather, as is often the case with attic bedrooms.

The house provides on the first floor four good rooms, a dining alcove, bath, two bedroom closets, linen closet and coat closet. The bedrooms have been grouped on one side of the house, thus providing them with the privacy equivalent to the sleeping rooms of a two-story house. This is according to the principles of good home planning, but it is not found in poorly planned bungalows.

This bungalow sets low and snug to the ground and although it might be called a story and one-half house, it carries out the horizontal spirit of the one-story type. Width: 27 ft. 10 in. plus the dining alcove. Depth: 31 ft. 8 in. Cost about $6,000, depending on local condition and refinement of interior finish details.



SELDOM can the bungalow type be depended upon for comfortable quarters above the first floor. In this design, however, a practical bedroom and good storage space are provided upstairs, making the home highly desirable for a family of four or five. If the upper room is not to be used frequently, a disappearing stairway unit can be used advantageously, giving the space saved over to storage.

ARCHITECTS' SMALL HOUSE SERVICE BUREAU

Design No. 547. Complete Blue Print Plans and Specifications, $24.50.

Boasts Gray Shingles and an Inglenook

A SPLENDID large living room with an inglenook, seats, a fireplace and bay windows, practically all of glass, is one of the features of this house.

Shingles stained a warm gray are suggested for the exterior wall surface, yet rough wide siding might be used to good effect. The colonial entrance door with its fanlight and lantern is particularly distinguished. The door is recessed in its frame to obtain some degree of protection for the door and for an interesting shadow effect. Lattice on the porch is in keeping with the delicate detail of the door and the bay window. The outside chimney is of brick with an iron ornament.

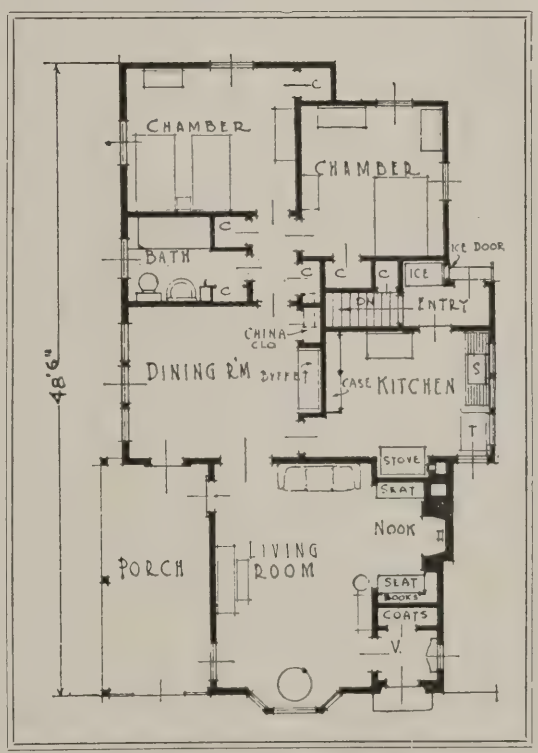
The dining room is especially pleasant. It has immediate access to the kitchen and to the living room and at a third door a small hall leading to bath and bedrooms begins. If desired, built-in buffet and china closet may be omitted. In this way two feet can be added to the width of the room, making it of ample proportions for a larger family.

The kitchen is built out a few feet beyond the living room, so it can have both north and east windows. The stove stands in a special niche with hood above and the refrigerator is placed in the side entry.

The bath room, while in actual area is not large, provides all the conveniences of the bath in a house of more elaborate dimensions. This fact is true because of the practical arrangement of fixtures. Nor is it necessary to use all of the space provided. As the plan shows, a closet is allocated just at the left as one turns in from the hall. In this little vestibule left either two doors or one may be hung.

It is significant that each of the two bedrooms has two exposures. No better way could be provided for insuring ventilation, sunlight, and a pleasing outlook. In the chamber on the left, directly at the end of the hall, a closet has been worked in where the back of the house makes an L. The closet in the other bedroom leaves a much smaller one to the right of the cellar stairs. This is shown on the plan.

Frame construction with wood shingles; cost about $7,200.



Designed by ARCHITECTS' SMALL HOUSE SERVICE BUREAU

Design No. 548. Complete Blue Print Plans and Specifications, $30.50.

A Little English Cottage

That May Be Built on a 20-Ft. Lot If Necessary

WITH just a little suggestion of the English, this modest home is one that will surely attract attention. It is only 14 ft. wide and designed to go on a 20-ft. lot if necessary, but it will be far better if it could be placed on a wider lot as then there would be plenty of room on one side for driveway to a garage and also leave space for a garden.

It was designed to be finished in stucco, but the exterior could be either clapboards or shingled if preferred by the owner. A good sized glass enclosed porch forms a charming sun parlor.

The first floor consists of a living room, dining room and kitchen with a side entry providing space for an ice box. Upstairs two bedrooms and a good sized bathroom are located and plenty of closet room has been provided. The cellar is very conveniently divided and is really a model for a small house. What more can be provided in a small house? Estimated cost $4,800.

Outline of Specifications

EXTERIOR:
To be of stucco on metal lath or any other patented stucco base. Chimney of common brick stuccoed. Steps of face brick.

ROOF:
To be covered with shingles, either wood, asbestos, slate or asphalt. Leaders: rectangular in section, either zinc, copper, or galvanized iron.

INTERIOR TRIM:
Of living room and dining room of oak or chestnut. Kitchen, porch and second floor of white pine. Front doors of oak, other doors of birch or white pine. Windows, sash and frames of wood. Steel sash and frames in cellar. Sash for sun parlor of steel or wood.

HEATING:
Can be either steam, hot water or hot air. This is an excellent design of house for pipeless furnace.

PLUMBING:
Sink, bath tub and lavatory of enamelled iron. Wash tubs of soapstone and toilets of porcelain. Vent and drain pipes of cast iron. Water pipes of brass. Gas connection to kitchen range, laundry and open fireplace.

PAINTING:
Living room and dining room walls in rough old English plastic finish, either on plaster or wall board.

Kitchen, wall board wainscot tile patterned. Upper wall surface covered with washable cloth hanging.

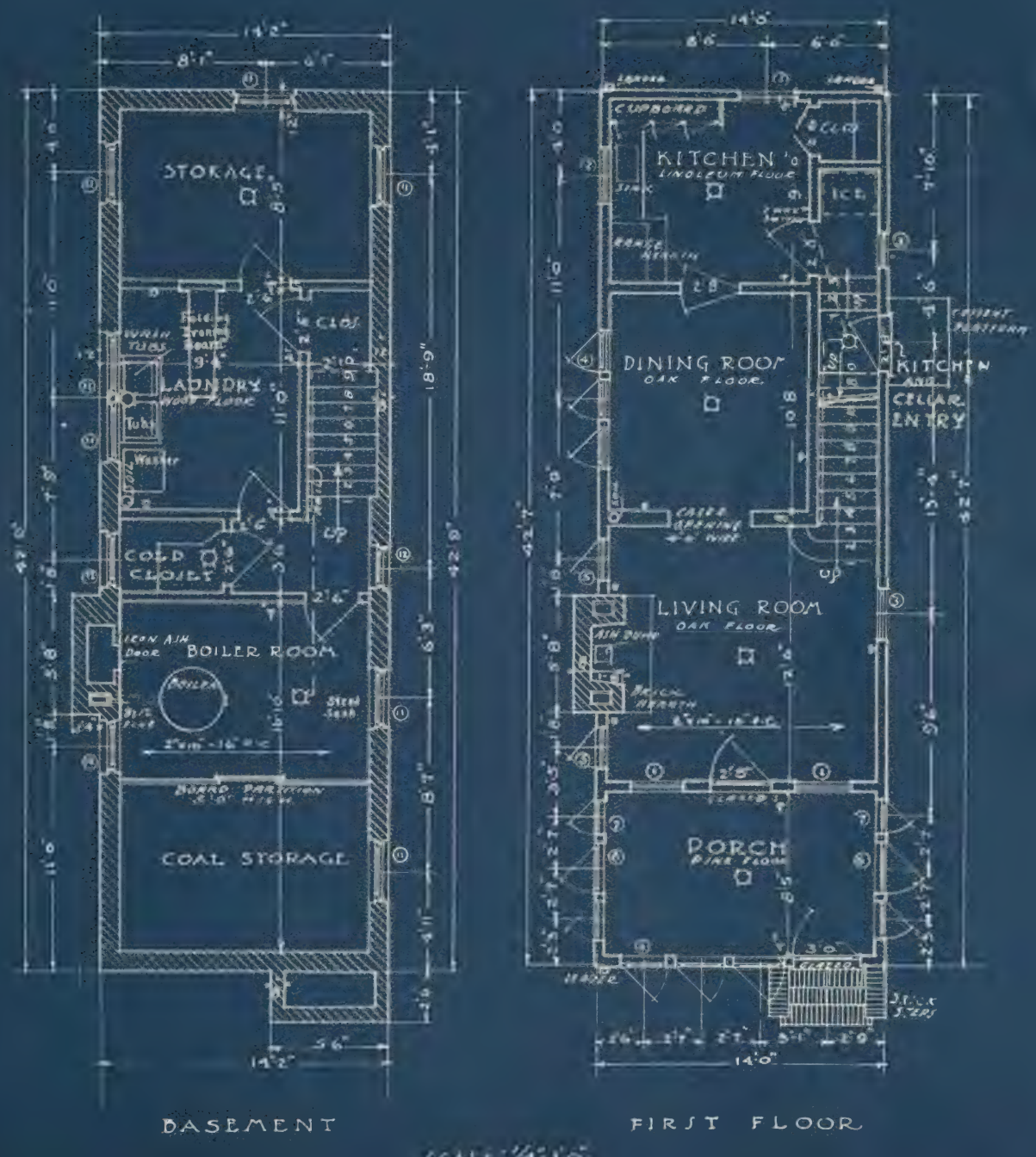
Ceiling painted, trim enamelled. Rear entrance, closet, laundry and cold closet, two coats cold water paint.

Bedroom, walls and ceilings to be papered. Trim, painted three coats.

Hall finished in rough old English effect like living room. Storage and boiler room white washed. Closets painted two coats.

Bath room, walls tile effect, half way up. Above covered with washable oil cloth hanging. Ceiling painted, trim enamelled.

Design No. 549. Complete Blue Print Plans and Specifications $15

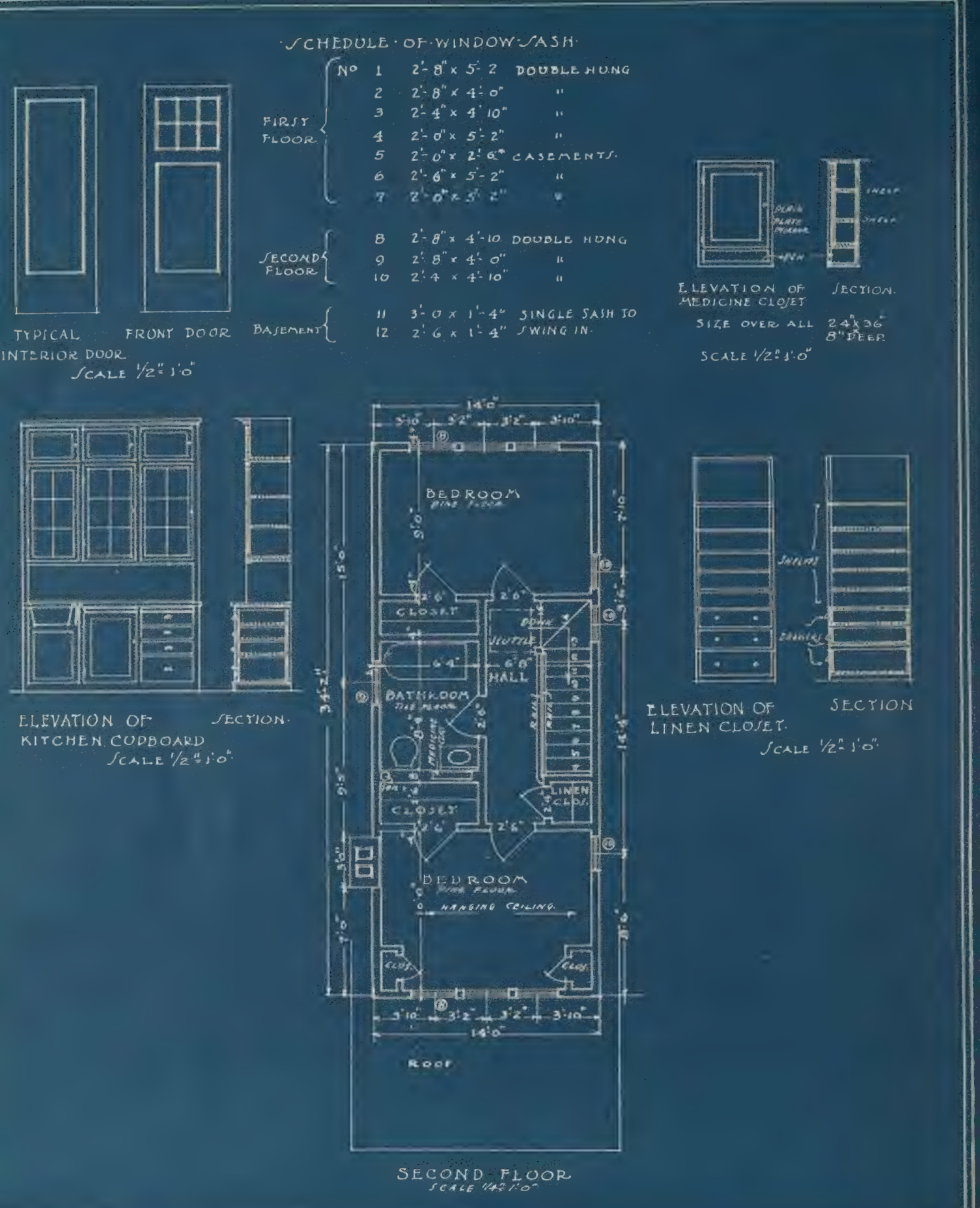


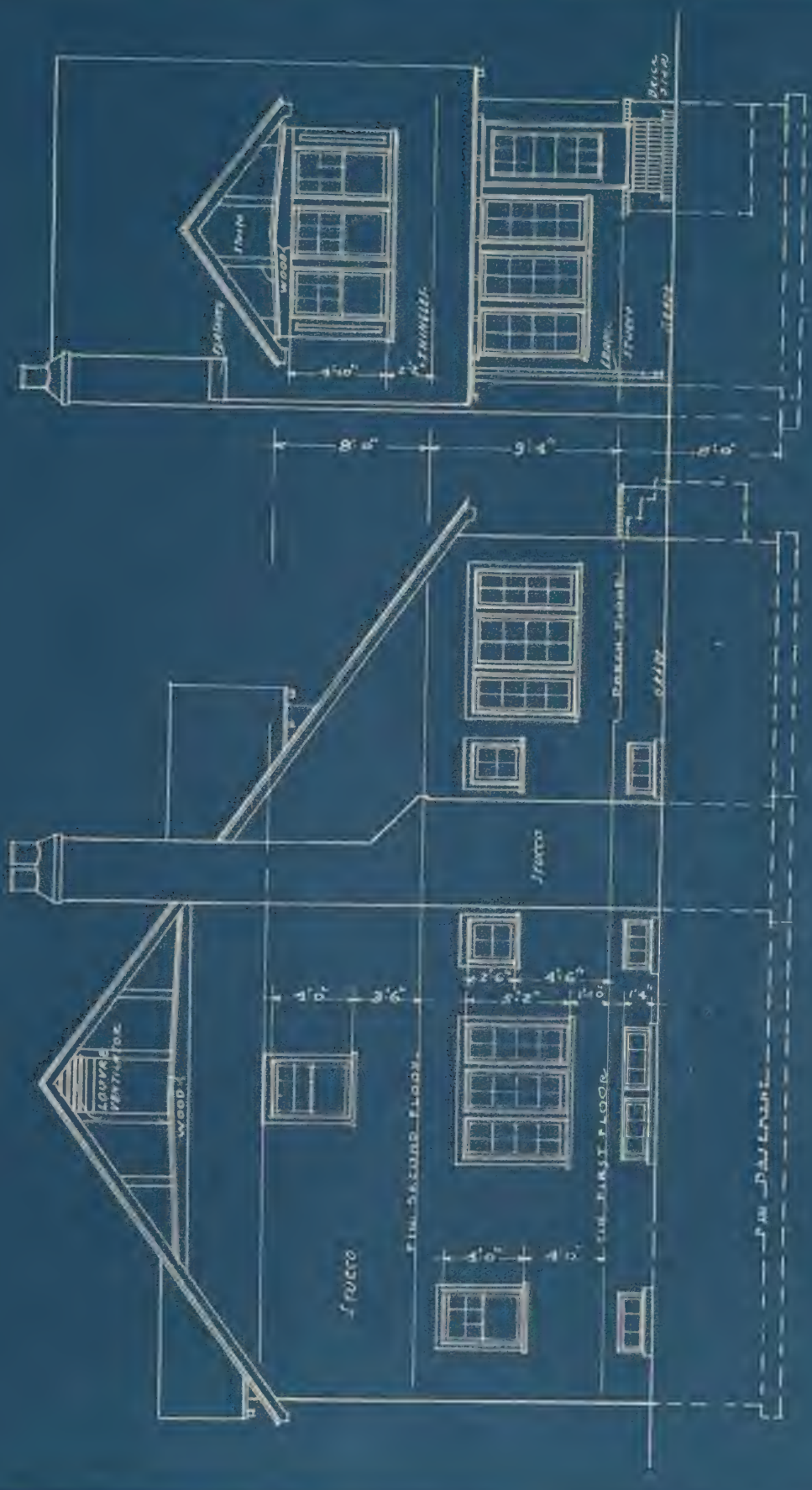
BASEMENT FIRST FLOOR

SCALE 1/4" = 1'0"

BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

Drawn by William Sanger


SCHEDULE OF WINDOW SASH
FIRST FLOOR
No 1 2'-8" x 5'-2" DOUBLE HUNG
2 2'-8" x 4'-0" "
3 2'-4" x 4'-10" "
4 2'-0" x 5'-2" "
5 2'-0" x 2'-6" CASEMENTS.
6 2'-6" x 5'-2" "
7 2'-0" x 5'-2" "
SECOND FLOOR
8 2'-8" x 4'-10 DOUBLE HUNG
9 2'-8" x 4'-0" "
10 2'-4 x 4'-10" "
BASEMENT
11 3'-0 x 1'-4" SINGLE SASH TO
12 2'-6 x 1'-4" SWING IN.
TYPICAL INTERIOR DOOR
FRONT DOOR
SCALE 1/2" = 1'-0"
ELEVATION OF MEDICINE CLOSET
SECTION.
SIZE OVER ALL 24" x 36" 8" DEEP
SCALE 1/2" = 1'-0"
ELEVATION OF KITCHEN CUPBOARD
SECTION.
SCALE 1/2" = 1'-0"
BEDROOM
CLOSET
DOWN
SKUTTLE
HALL
BATHROOM
LINEN CLOS.
CLOSET
BEDROOM
HANGING CEILING.
ROOF
SECOND FLOOR
SCALE 1/4" = 1'-0"
ELEVATION OF LINEN CLOSET.
SECTION
SCALE 1/2" = 1'-0"



BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

Drawn by William Sanger

BUILDING AGE AND NATIONAL BUILDER WORKING DRAWINGS

Drawn by William Sanger

Quantity Survey of Materials

Prepared by WALTER J. FRADGLEY

For the Little English Cottage

EXCAVATION

Basement (two feet larger than wall measurement)	143 cu. yds.
Trenches and pier footings	7 cu. yds.
Back fill around foundations and footings	20 cu. yds.

MASONRY & IRON WORK

Concrete footings	171 cu. ft.
Concrete porch floor and step foundations	53 cu. ft.
Concrete basement floor 3″ base, ¾″ topping	492 sq. ft.
Common brick foundaton walls	19,500 brick
Common brick for chimney	1,565 brick
Flue lining 8″x12″	60 lin. ft.
Cast iron cleanout door and frame	1 piece
Thimbles	2 pieces
Ash dump for fireplace	1 piece
Fireplace damper	1 piece
Face brick for fireplace	172 brick
Fire brick	160 brick
Face brick-porch steps, etc.	250 brick
Anchor bolts for wall plates	24 pieces

PLASTERING

Stucco on metal lath (exterior walls)	278 sq. yds.
Gypsum or lime plaster on all interior walls and ceilings	486 sq. yds.
Basement walls and ceilings	126 sq. yds.

CARPENTRY

2″x8″	Wall plates	149 bd. ft.
2″x10″	Floor joist, 1st and 2nd joist	1,540 bd. ft.
1″x6″	Ribbons	84 bd. ft.
2″x4″	Ceiling joist, 2nd floor	224 bd. ft.
2″x6″	Roof rafters	1,064 bd. ft.
2″x4″	Exterior studs and plates	1,989 bd. ft.
2″x4″	Interior studs and plates	1,296 bd. ft.
1″x6″	D & M rough flooring	1,186 bd. ft.
	Floor paper under finished floors	10 squares
1″x6″	Roof boards	1,152 bd. ft.
2¼″	Face finished floors	1,288 bd. ft.
1″x8″	Shiplap sheathing	2,498 bd. ft.
	Roofing	11 squares
	Furring and grounds	250 bd. ft.
	Waterproof paper over sheathing	24 squares
1″x6″	Facia board and panel strip	120 bd. ft.
1″	M & B ceiling, roof projections	210 bd. ft.
	Basement coal bin partitions	120 bd. ft.

STAIRS

First floor to basement	1 flight
First floor to second floor	1 flight

MILL WORK

Closet shelving	72 lin. ft.
Chair rail—kitchen and bath	66 lin. ft.
Hook strip	72 lin. ft.
Base and quarter round	368 lin. ft.
Picture mould	232 lin. ft.
Wood mantel	1 piece
Kitchen cupboard	1 piece
Double drain board sink top	1 piece
Medicine cabinet	1 piece
Linen case	1 piece
Exterior door (frames and trim complete)	2 openings
Interior doors (frames and trim complete)	12 openings
Cased openings (frames and trim complete)	1 opening
Scuttle door (frames and casing complete)	1 opening
Basement doors (frames and trim complete)	5 openings
Triple windows (frames and trim complete)	2 openings
Casement windows (frames and trim complete)	2 openings
Triple windows (frames and trim complete)	4 openings
Single windows (frames and trim complete)	10 openings
Steel basement window sash and frames complete	10 openings
Attic louver ventilators	2 openings
Side entrance canopy and brackets complete	1 piece

PAINTING

Exterior woodwork	26 squares
Interior woodwork	24 squares
Finished floors	13 squares

SHEET METAL

Gutters	34 lin. ft.
Downspouts	23 lin. ft.
Elbows	6 lin. ft.
Chimney flashing	10 sq. ft.
Valley flashing	40 lin. ft.
Flash and counterflash	58 lin. ft.

TILE WORK

Tile floor and Wainscot in bathroom	224 sq. ft.

HARDWARE

4x4 exterior door butts	9 pair
Exterior door lock sets	3 sets
3½x3½ interior door butts	10 pair
Interior door lock sets	10 sets
Casement sash butts	14 pair
Casement fasteners	14 pieces
Casement adjusters	14 pieces
Double acting door hinges	1 set
Door bumpers	11 pieces
Coat hooks	5 dozen
2½x2½ butts	9 pair
Cupboard catches	9 pieces
Drawer pulls	4 pieces
Basement door hardware	5 sets
Window sash locks	16 sets
Window sash lifts	16 sets
Window sash pulleys	64 sets
Basement sash hardware	10 sets

The English Type of Six-Room House

ARCHITECTS' SMALL HOUSE SERVICE BUREAU

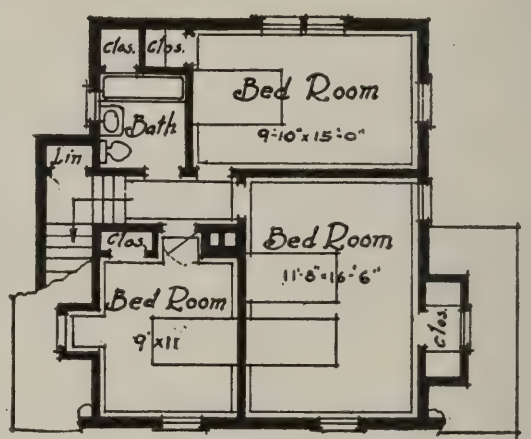
THE English type of home of stucco and timbers is shown here. It has six rooms, large porch, enclosed rear porch, bath and seven closets. The entrance is at the side through a small vestibule to the living room. In the living and dining rooms bay windows add to the charm of these rooms, and French doors lead to the porch.

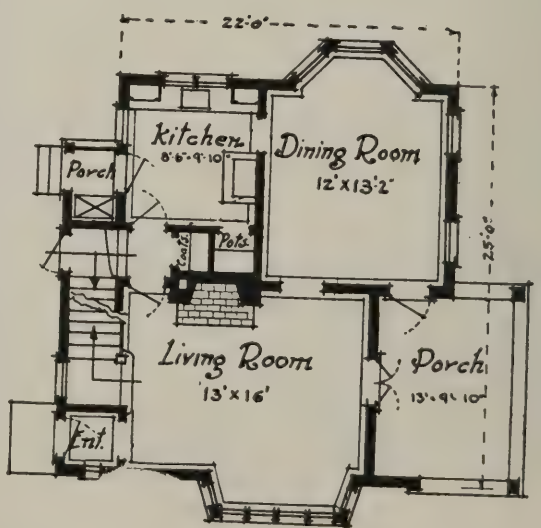
The kitchen is efficiently planned and has the sink under two windows. A good closet for pots and pans will be appreciated by the housewife.

Each bedroom has windows on two sides. The smaller bedroom would make an excellent sewing room.

One of the most characteristic things of all about English architecture, especially in respect to small homes, is its unassuming character. It does not project up into the sky with bold effront. The tendency always is to bring the roof close to the ground; to make the breadth of the house more apparent than its height. In the design we show here these characteristics of English architecture have been skillfully worked out.

The timber and plaster effect is graceful. The heavy shutters at the openings are in keeping with the timber design. The two large bay windows are light and airy with much glass and little construction in evidence. The roof breaks down low to the level of the second story, but the second story rooms are well lighted. Width, 30 ft.; depth, 25 fet. Estimated cost is about $6,900.





Design No. 550. Complete Blue Print Plans and Specifications $36.50

An Ideal Home for a Small Family

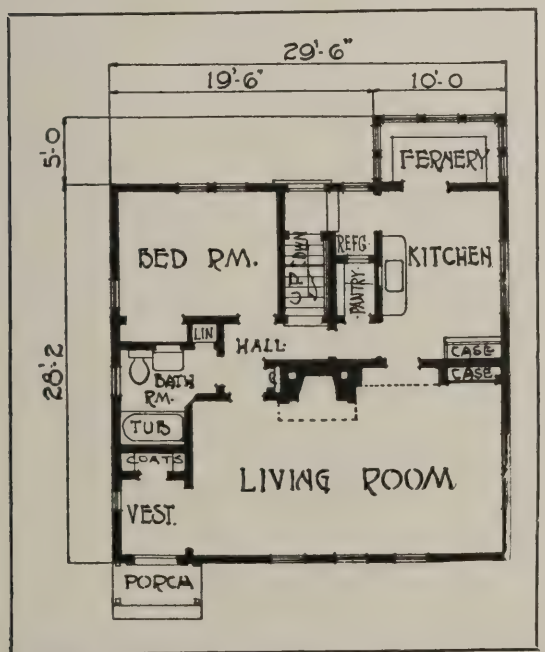
Designed by ARCHITECTS' SMALL HOUSE SERVICE BUREAU

IF you insist upon having a dining room, then you might just as well pass this pretty little home right by, for this story and one-half house has been planned for three bedrooms, kitchen, large living room and provision to eat either in one end of the living room or in the fernery, which can be made into a dining alcove.

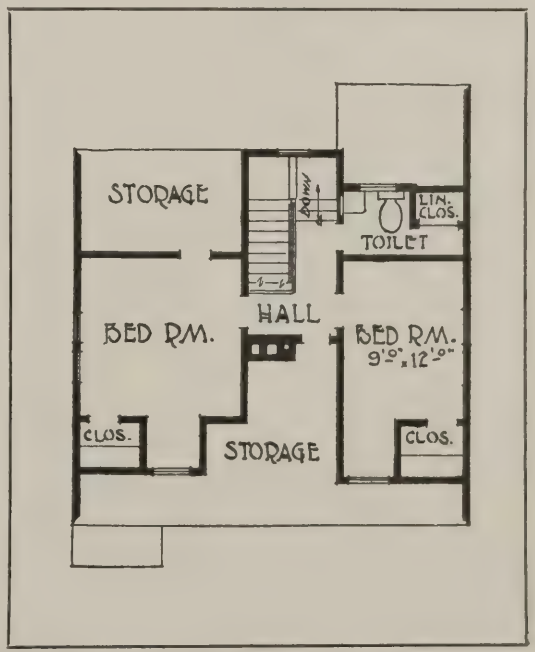
The first floor equipment of this house is practically a bungalow, for it has a bedroom, complete bath, linen and coat closet. The second floor can be left unfinished temporarily.

The exterior has a good deal of charm, with three shuttered windows grouped in front, and a lattice entrance. There is an enormous demand for homes that can be built within the means of the average man —the man whose salary is moderate and whose savings are small. The house pictured above has been especially designed for this class of home builder. Cost about $6,300.

Economy is found not only in initial investment but in upkeep—small exterior surface reduces this.



THIS home, built of frame, on masonry foundation, may have either clapboard, shingled or stuccoed exterior. It is important that a good setting be provided so that the simplicity will not result in a barren, overall appearance. One or two trees and suitable foliage will be sufficient. The perspective shows double hung sash. For the front windows, however, and the dormers above, steel casements will be altogether fitting.



Design No. 551. Complete Blue Print Plans and Specifications $30.50

An Attractive and Practical Home

· PERSPECTIVE ELEVATION ·

WILLIAM F. SILLIMAN, Architect

THE house of unhackneyed design, one that possesses that indefinable thing termed style, and that still is inexpensive to build, is not often found. Here is a home that possesses these attributes—a home that has character and that, despite its simplicity, is by no means conventional.

There is a delightful little flavor of the English about this design, thanks to its timbered porch. The latter, which is of generous proportions, can be screened in summer and enclosed with glazed sash in the winter time.

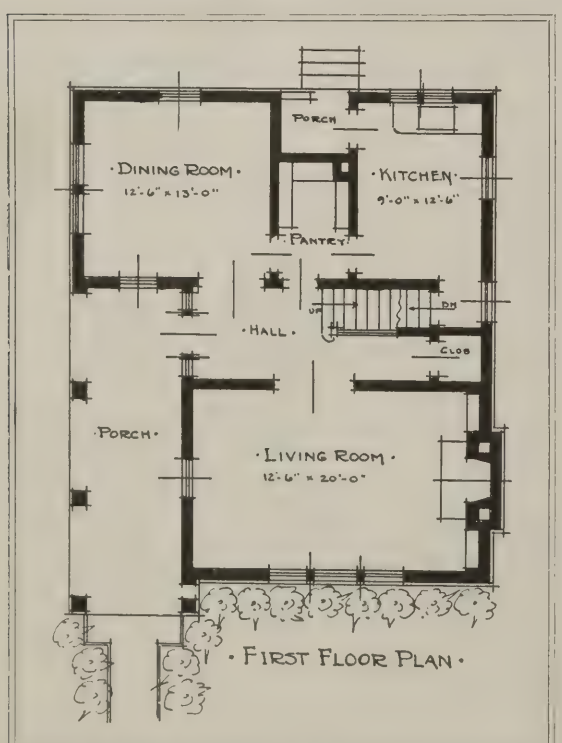
The living room and dining room opening into the stair hall give the appearance of a much larger house than it really is. Here is an illusion that no home-owner will object to! The living room is of goodly size—12′ 6″ by 20′—and is excellently lighted. The dining room, too, has very generous window provision.

The kitchen is separated from the main rooms by the pantry. The laundry is located in the basement.

On the second floor are three bedrooms, the bath room and a sewing room, whose two broad windows are calculated to snare every last ray of sunlight.

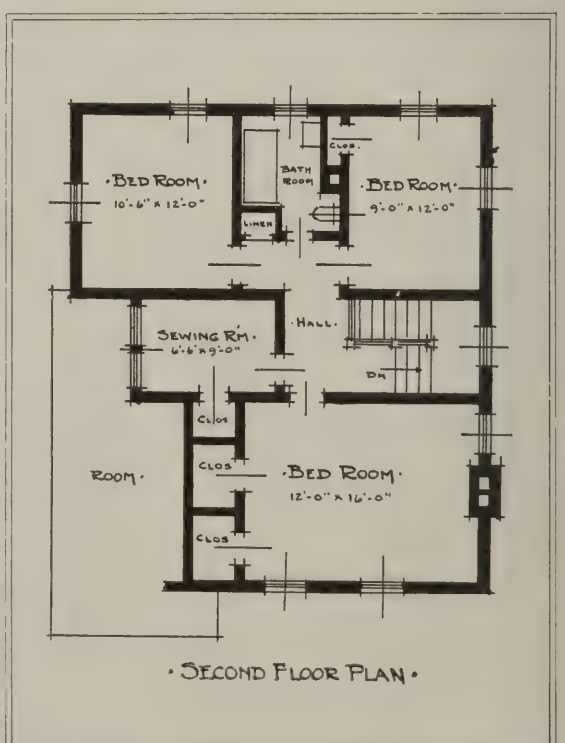
This house can be built of siding or stucco on frame walls, stucco on hollow tile walls, or of brick. It should prove an attractive and appealing ensemble in any of these materials.

Estimated cost is in neighborhood of $8,900.



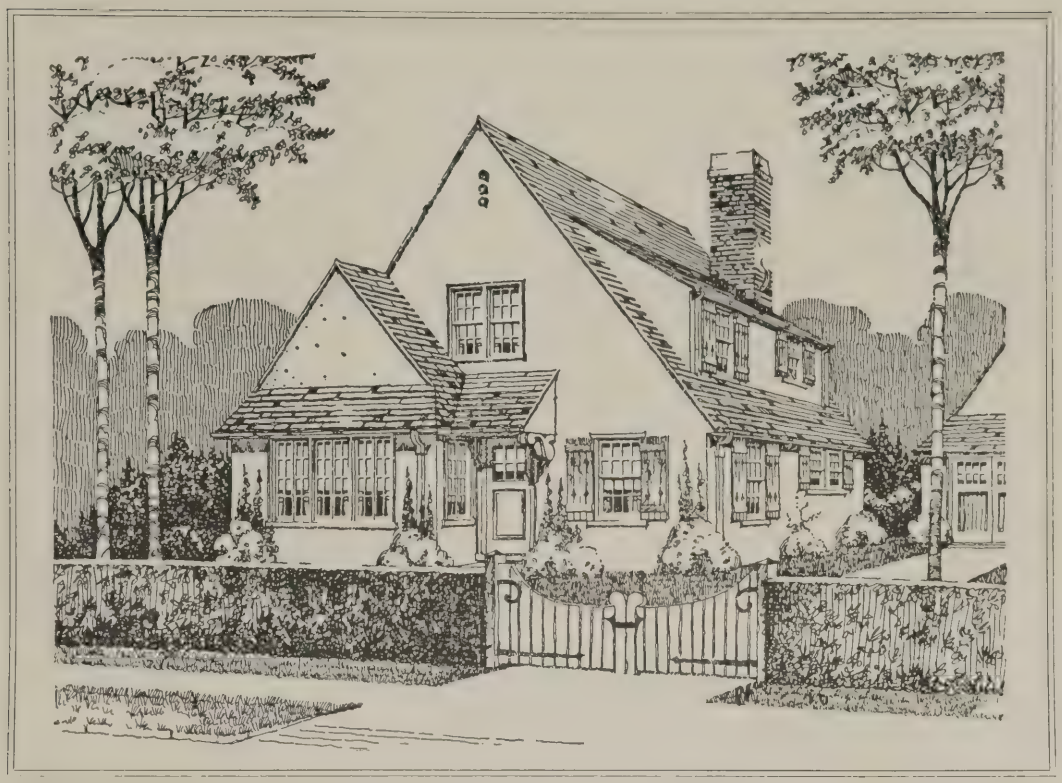
· FIRST FLOOR PLAN ·

THE photo of the card board model illustrated above gives a good idea of how this house looks "in the round." Tinted in the actual colors, it shows the prospective owner exactly how his home will look when completed. In this example the model shows a really dignified little house of definite appeal to home lovers.



· SECOND FLOOR PLAN ·

Design No. 552. Complete Blue Print Plans and Specifications $23



A Cleverly Handled English Model

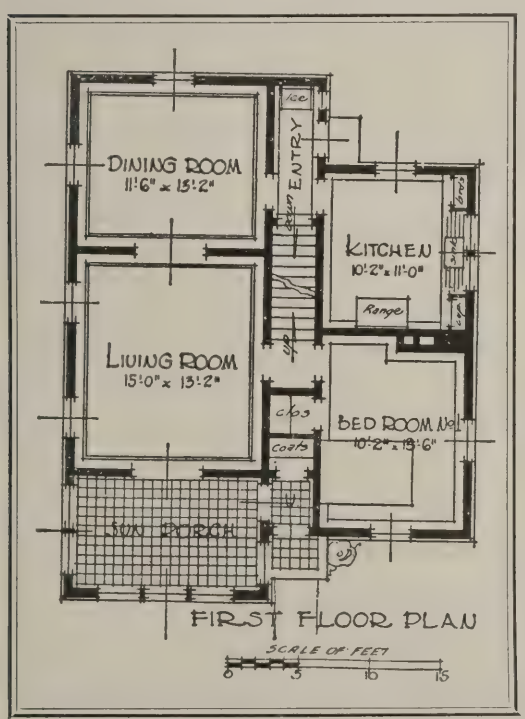
ONE of the chief charms of the English cottage style lies in the fact that the eaves of the roof are pitched low, and the roof pitches are carried up steep, forming pointed gables and providing good space for second floor rooms.

This treatment of roof has won popularity in small house design. It gives a low spreading effect so necessary in small two-story houses. Also, roofs, having a steep pitch quickly shed rain and snow, thus prolonging the life of the roof covering beyond that of the average.

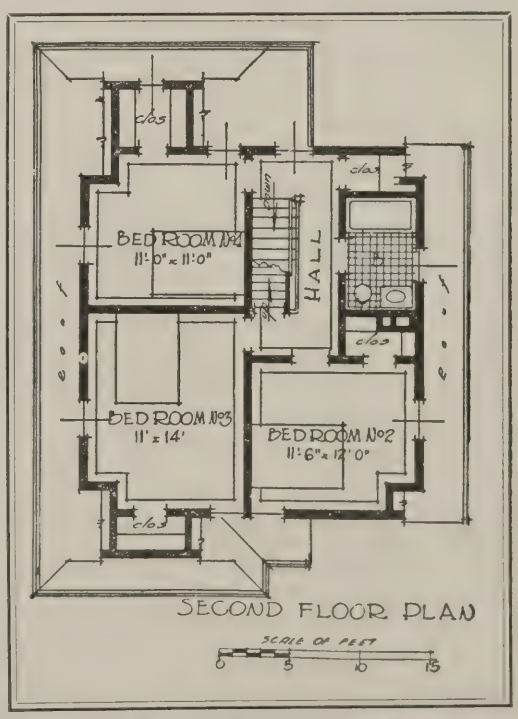
One enters through a vestibule and sun porch. The bedroom on the first floor might be used as a den if desired. Living room, dining room and kitchen complete the first floor. On the second floor are three bedrooms and a bath.

A good color scheme for the exterior would be cream-colored stucco, dark brown or black stained roof, with brown woodwork and light green for sash, doors and shutters.

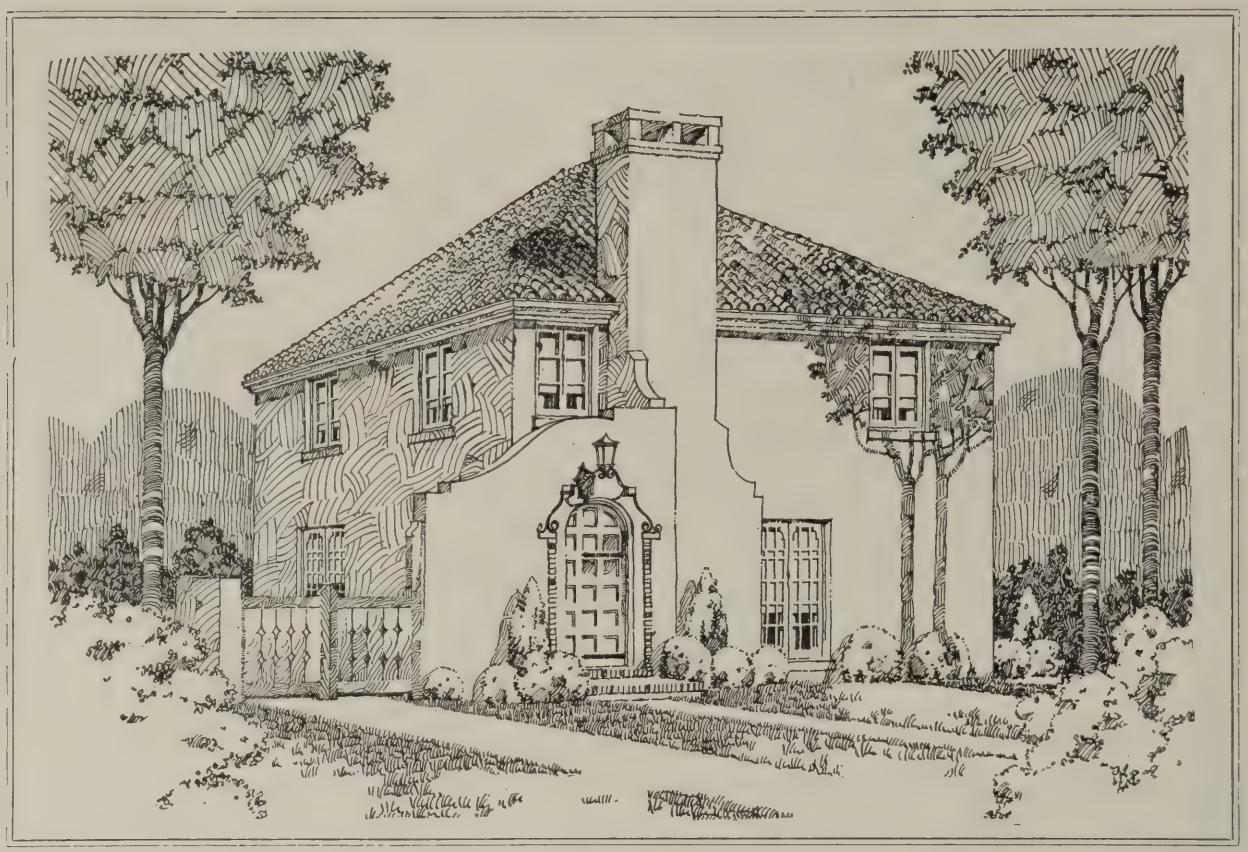
A cellar is provided under the entire house, and laundry, heating plant, etc., are located there. The estimated cost is about $10,800.



R. C. HUNTER
& BRO.
Architects



Design No. 553. Complete Blue Print Plans and Specifications $21



Trim Spanish Home Design

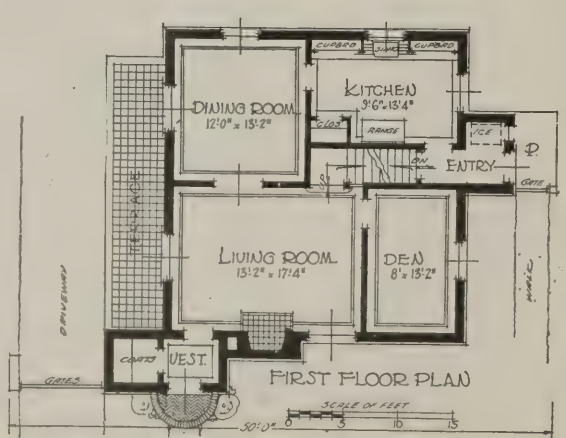
R. C. HUNTER & BRO.
Architects

IN the Spanish house one looks for romance, for hospitality and elegance. Here, that hope is fulfilled in a way pleasing to the most severe of critics. Old World tradition and dignity are the keynotes of every intimate detail.

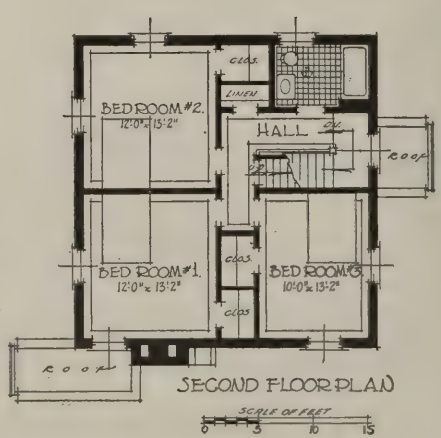
Rough cast stucco on hollow tile, that substantial construction so hard to equal, forms the exterior walls. From the side, this wall is so extended as to shield an open terrace running towards the rear.

For a first floor plan of such moderate dimensions, the arrangement provides a maximum of room and comfort. The importance of each room and the manner in which it is to be used has been carefully worked out here. Living room and den occupy salient positions for they are to be in almost constant use. Also, the kitchen is a valuable workroom and space must not be stinted.

The estimated cost is $11,600.

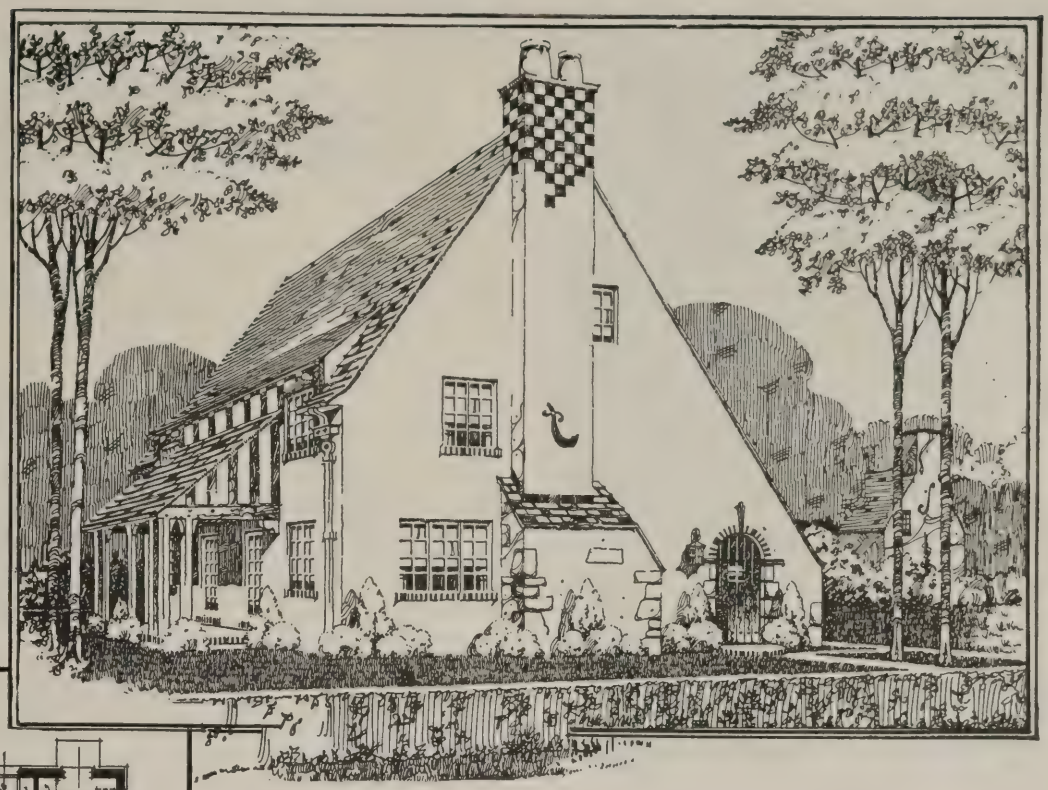


THIS compact little plan gives a room arrangement practical far beyond the average



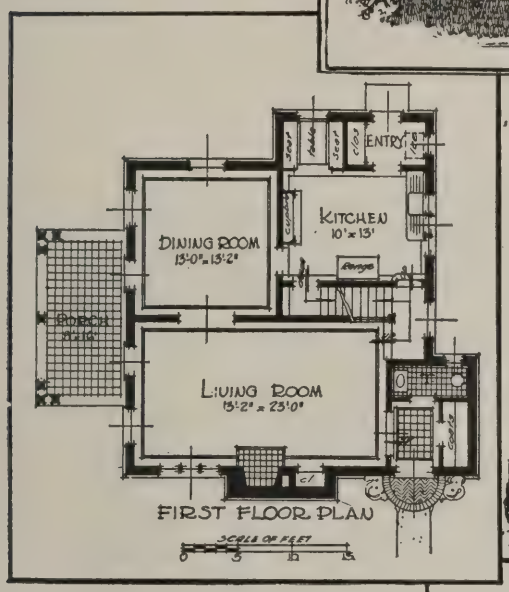
Design No. 554. Complete Blue Print Plans and Specifications $21

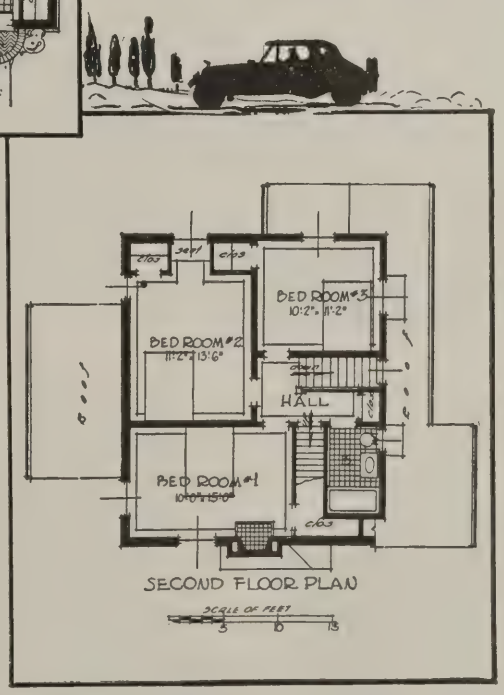
WHEN the designer of homes veers from the path of the commonplace and the accepted, and conceives a treatment that is at once unusual and in accord with good principles—that artist is worthy of every encomium. The craftsman who rendered this English cottage type has interpreted accurately, painstakingly, yet he has produced a chimney that shuns the ordinary. Alternate squares of stucco and brick, no less!



A Quaint English Dwelling

R. C. HUNTER & BROTHER, Architects





Both floors are marked by compact room arrangement and many outside openings

FOR those who prefer something a little out of the ordinary, something that varies just enough from the commonplace design, this house will immediately engage their attention. It is a home of which one can say, "It is an accurate interpretation yet notably unhackneyed."

In short, a house that has been created along good artistic principles yet following in detail little that suggests the usual in every detail.

It is purely the English cottage type and boasts a striking chimney and a most personable entrance. These two features are well placed and properly balanced with plain stucco walls.

The roof emulates the English truly, in that the pitch has in no way been stinted. Only by providing the steep slope can this period be accurately interpreted.

The same care in design has been followed in the arrangement of living quarters. The first floor plan provides a small entrance vestibule with toilet and coat room adjoining. This vestibule has a floor of tile, dropped two steps below the living room level. Thus, the entrance door is found level with the grade.

On the second floor the bedrooms and bathroom are grouped around the hall in convenient fashion. One of these acts as a servant's room and all have commodious closets. The space left by two of these is utilized for a delightful little window seat. In the other large bedroom, this feature is matched by a fireplace. The cost to build the house is in the neighborhood of $12,500.

Design No. 555. Complete Blue Print Plans and Specifications $18

BEAUTIFYING *the* Exterior

THE builder's work is not completed when he delivers the finished house to the owner. Even where the contract does not call for grading and landscaping, he can ably assist his client by making suggestions for fixing up the site and making it ready for occupancy.

His work brings him in daily contact with the problem of making homes from newly finished buildings. His client, on the other hand, is usually at a loss to know just how much an outlay of money the landscaping of the site justifies.

Contractors, building to sell, know the value of a landscaped plot. When they are doing the work on contract, they can make these suggestions to equally good advantage because the client is more thoroughly satisfied when grounds are cleared and planted.

A ROUGH stone detail shows above. This added a little to the cost, perhaps, but it is an important element in exterior appearance. A simple design embellished with a craftsmanlike job as this, has the air of a more expensive home

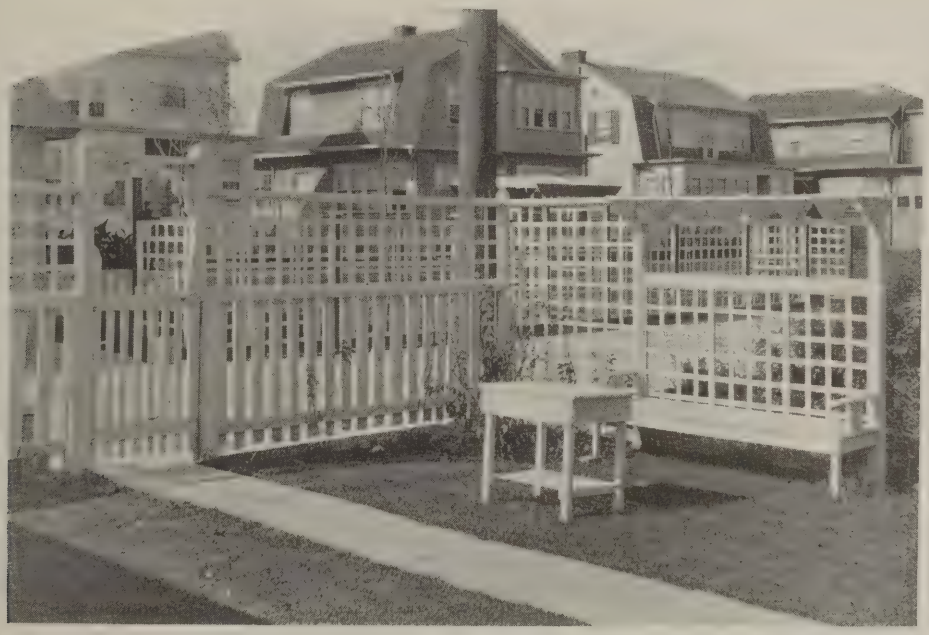
TO the right is a patio that makes livable space of what otherwise might go to waste. Details are fundamentally simple. Below are two ideas for small garages that show how proper thought and workmanship can turn these little buildings into important architectural designs

Finishing Touches Add Greatly to Property Values. Here Are Two Pages of Suggestions

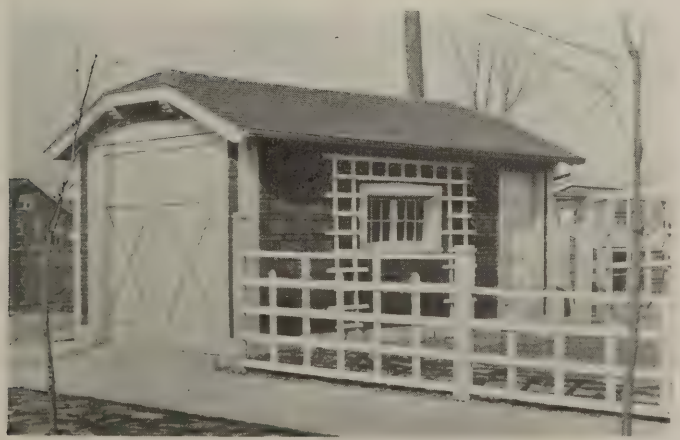
THERE are several details shown on these pages that may be worked into a forthcoming job. None is expensive and requires only a little thought and good judgment. Of course, only a Spanish or Mission home could use a patio harmoniously. However, this same idea, if carried out in another medium and with square openings and larger columns, gives an equally good effect.

The garages shown are not to be used indiscriminately. The choice of a good design depends entirely upon the architecture of the house proper. Though the design may be simple, it is always possible to build a garage in harmony with it. It costs no more to consider the general line of a house and to build the garage to conform. A well thought out detail here and there will add still more to its decorative value.

A DOORWAY that calls for more ingenuity than expense on the part of the builder. An appropriate lighting fixture and hardware complete the detail. The combination of brick and clapboard has been very deftly handled



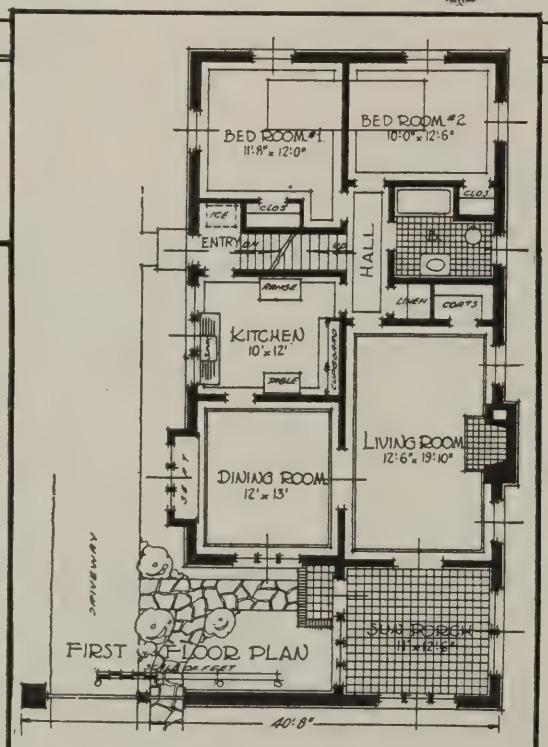
THE rear of the house need not be wasted because the view is unattractive. A little time and good taste have conjured up this trellis-fence. Two garages, one frame and the other brick, further emphasize the value of attention to architectural details in attractive garage designs

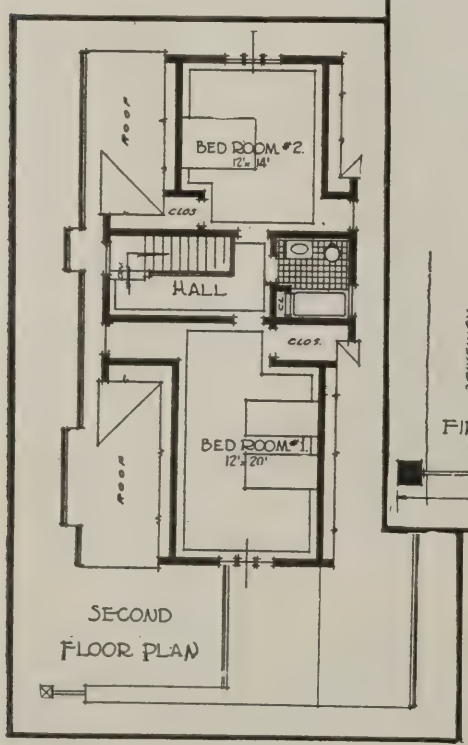


Wood Shingles and Stucco

Of Old English Influence

INVITING in its demure Old World charm is this semi-bungalow. The plans are conceived for comfort.





QUAINT as a cottage along the English countryside is this semi-bungalow; and, in fact, this is another design in which the influence of Old England is cleverly embodied. The result is a comeliness, a homey appeal which is very characteristic and inviting.

R. C. HUNTER & BRO.
Architects

It would be unfair to single out any particular feature as being unique in a design so homogeneous and well conceived. There are indeed many unique touches, but so cleverly do they balance and blend that it is the whole, rather than the parts, which claim one's admiration.

The roof lines contribute much to the distinction of the house, especially those of the sun-porch gable, one side of which is carried down to meet the old-fashioned gateway of wood and iron strap hinges.

Wood, shingles and stucco are the materials from which the exterior is constructed. The shingle roof, in olive green or dull red, harmonizes well with the walls, which are formed in part of cream stucco on hollow tile and in part of clapboards. The edges of the boards are cut to wavy lines and the whole stained dark brown.

A LARGE fireplace is an attractive feature of living room, and two windows—one on either side of it—enhance its charm. The stairs lead up from the small hall on the first floor to the hall on the second floor.

Two bedrooms and a tiled bath connect with the hall on this floor, one of the bedrooms being of extra large size.

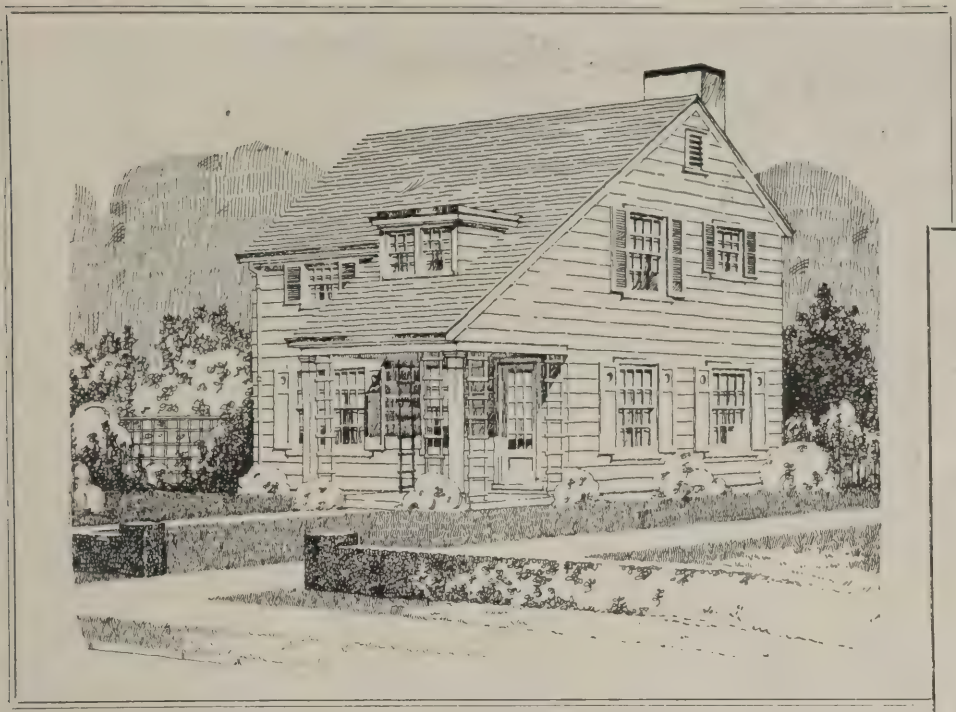
The laundry, heating plant and attendant necessities are in the cellar.

The estimated cost is about $12,000.

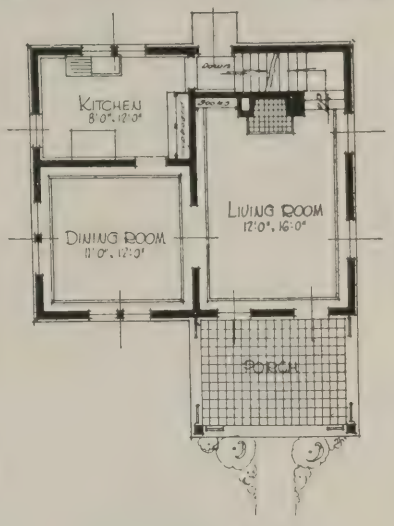
An equally effective exterior treatment might be had with stucco and brick—stucco predominating. Decorative courses of common or tapestry brick form good contrast with white stucco. Or bats worked in singly here and there give an effect altogether unique and quaint.

The English rambling type lends itself admirably for studied carelessness both within and without. Too close conformity to accepted practice detract from its charm.

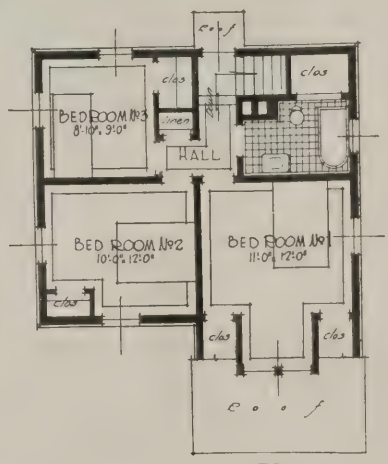
Design No. 556. Complete Blue Print Plans and Specifications $21



R. C. HUNTER & BRO.
Architects



First Floor Plan



Second Floor Plan

A Six Room Home of Beauty

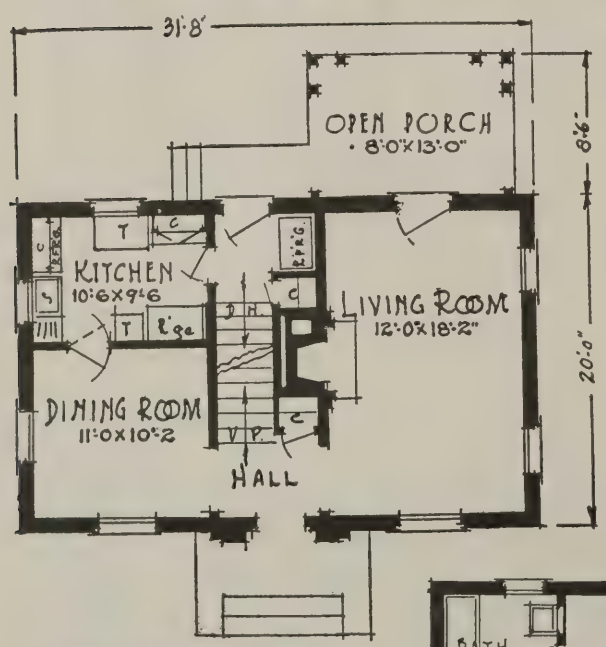
THE ground area of this house is small, and the plan is nearly square, with no breaks or extensions. This means marked economy in the cost of construction.

This house measures but twenty-five feet, six inches front, by twenty-two feet, six inches deep, yet; the plan arrangement allows the three main rooms of the first floor to be of good size, owing to the economical use of all available space within the square plan.

Then too, the roof extending out over the porch to the first story gives the house a broader appearance that is well proportioned.

Note the hall and stair arrangement, not an inch of waste space, yet the arrangement is artistic as well as economical. All of the rooms will furnish well. Cost of construction about $5,000, depending on local building conditions.

Design No. 557. Complete Blue Print Plans and Specifications $18



The Modest New England Type

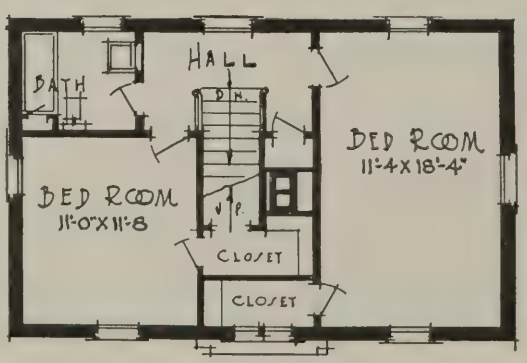
THE charm of this design—its delightful homelike quality, does not depend upon expensive material or elaborate details, but upon good proportions, nice spacing of doors and windows, and the happy use of a delightful arched Colonial entrance.

In this home you will find a combination of good architecture and true building economy.

As planned, the house is of frame construction, exterior being finished with shingles 24 in. long laid 8 in. to the weather. The base is of concrete, but might easily be of brick if the owner desires.

A 50 ft. lot is required if the porch is built at the side of the house. If placed at the rear, the house can be erected on a 40 ft. lot. Estimated cost $6,500.

Designed by
ARCHITECTS' SMALL
HOUSE
SERVICE BUREAU



These Two Houses Built from the Same Floor Plans

Design No. 558. Complete Blue Print Plans and Specifications $30.50

Derived from the Italian Style

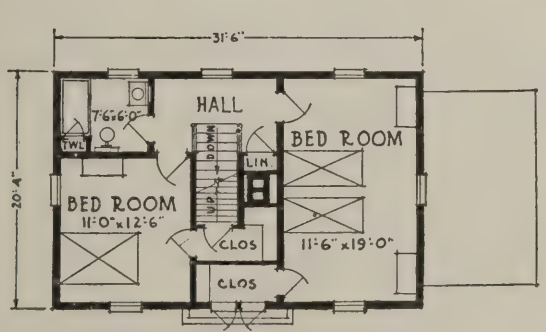
ARCHITECTS' SMALL HOUSE SERVICE BUREAU

THIS five-room home is an adaptation of Italian style to present day needs. It is a type which because of its individuality and refinement is popular with many small home builders.

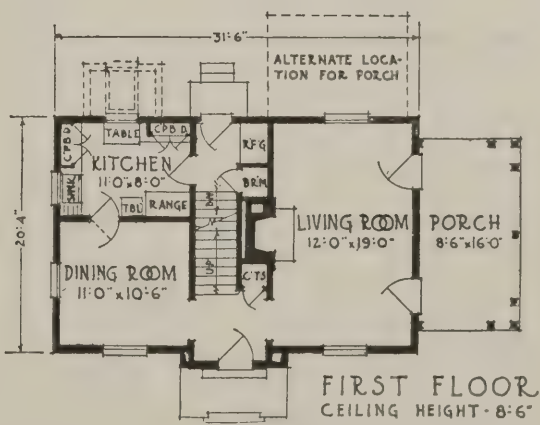
The plan is an especially good one because it gets five good rooms into a limited space. There are practically no hallways wasting room. The plan belongs to the popular center hall type. The living room runs from front to back of the house. This permits light and air from three sides. The dining room and kitchen divide the other half of the first floor.

Features of the home are the large open porch and the spacious living room with attractive fireplace. The porch can be built at the side if desired. Then a wider lot will be required. Otherwise this home can be erected on a 40 ft. lot.

The kitchen has been planned to lessen steps and lighten labor. The sink is under a window on an outside wall. A breakfast nook can be added as indicated by dotted lines. There is plenty of cupboard space, a broom closet, and the ice box is in the rear entry. Cost estimated to be in the neighborhood of $6,750.



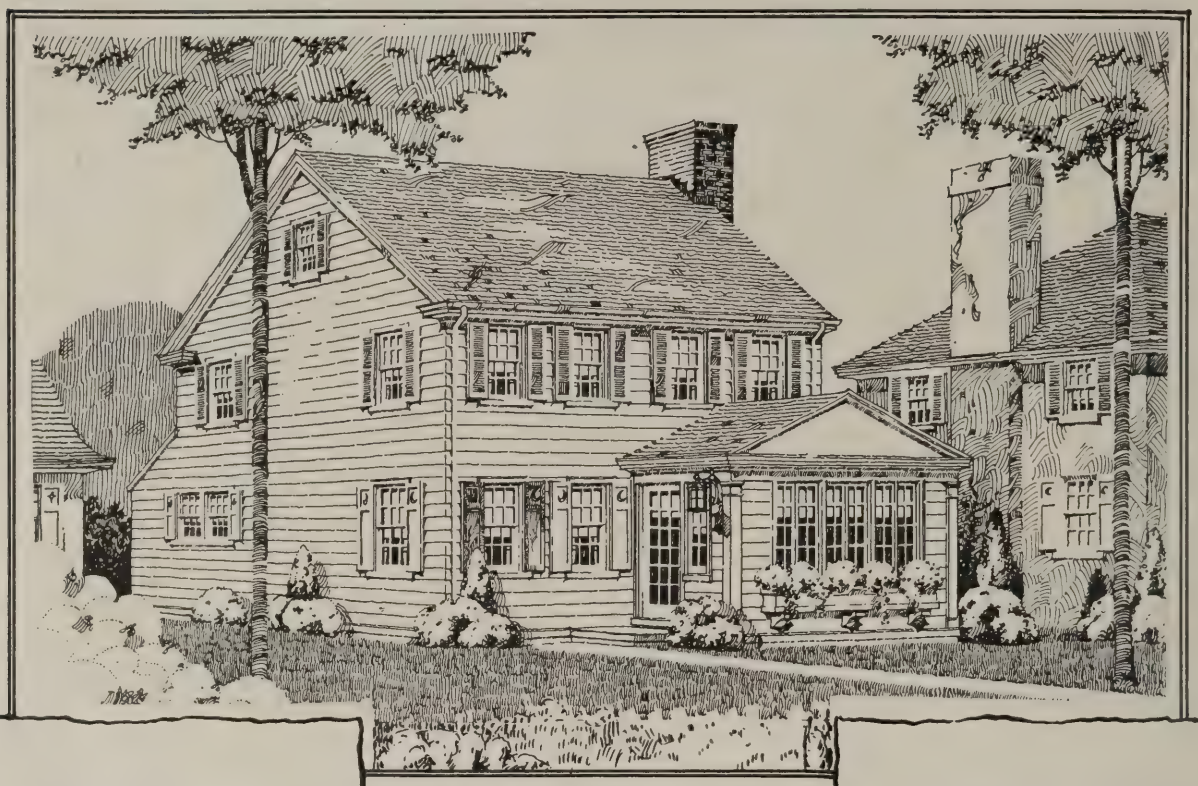
SECOND FLOOR
CEILING HEIGHT - 8'-0"

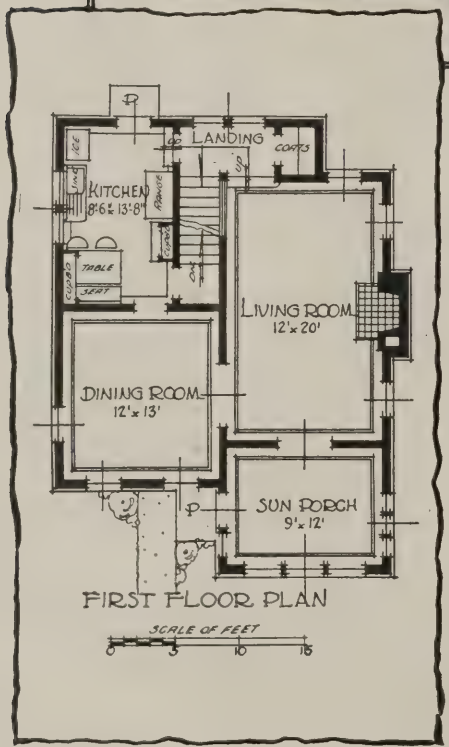


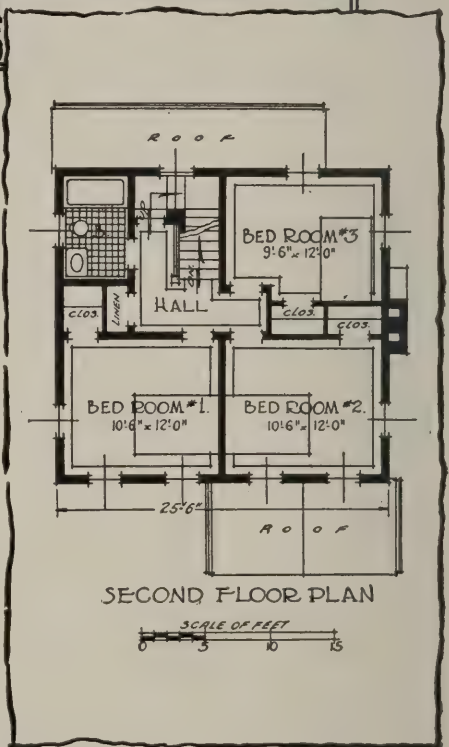
FIRST FLOOR
CEILING HEIGHT - 8'-6"

Design No. 559. Complete Blue Print Plans and Specifications $30.50

An Appealing, Economical Home







R. C. HUNTER & BRO.
Architects

A Design of Identity and Charm

HERE is a little home of definite character and appeal that is economical to build. There is nothing ornate or elaborate about it, yet its early American influence is bound to attract and is in faultless taste.

The roof is exceedingly happy in its shingles of variegated green; while the wide siding of the walls may be either white or ivory in hue.

The Colonial shutters are a pleasant shade of green, and they harmonize well with the roof and walls of the house and with the foliage of its setting.

One enters through the living porch, which is enclosed in glass, into the living room, with its fireplace flanked on either side by windows. The kitchen with its cozy breakfast nook, and the dining room are on the other side of the house.

The plan is exceedingly convenient. Stairs leading from the rear of the living room, land in a center hall on the second floor. The three bedrooms and the tiled bath all connect conveniently with this short hall.

Closets are always useful, and this house is well equipped in this respect. All bedrooms have excellent light and cross ventilation.

The laundry and coal bin, heater, storage space, etc., will be found in the cellar.

The casual observer will value this home in the neighborhood of $10,000, probably slightly above. In the mind of an admirer, its simplicity does not speak in terms of dollars. Actually, the cost is about $8,100.

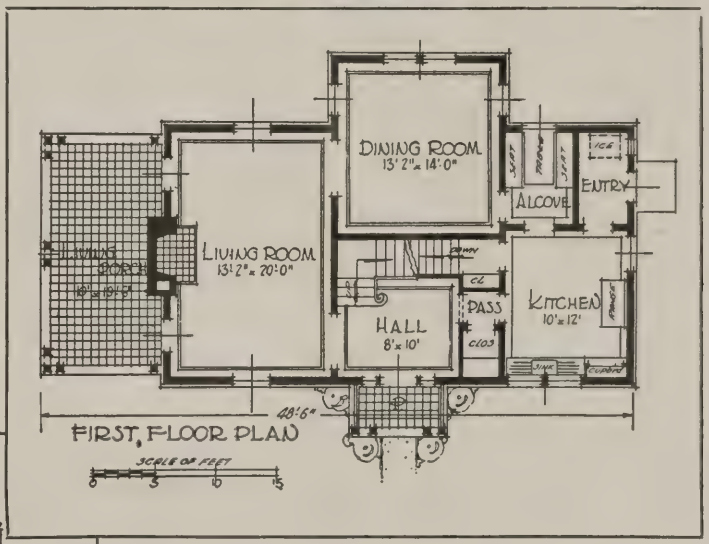
Design No. 560. Complete Blue Print Plans and Specifications $18

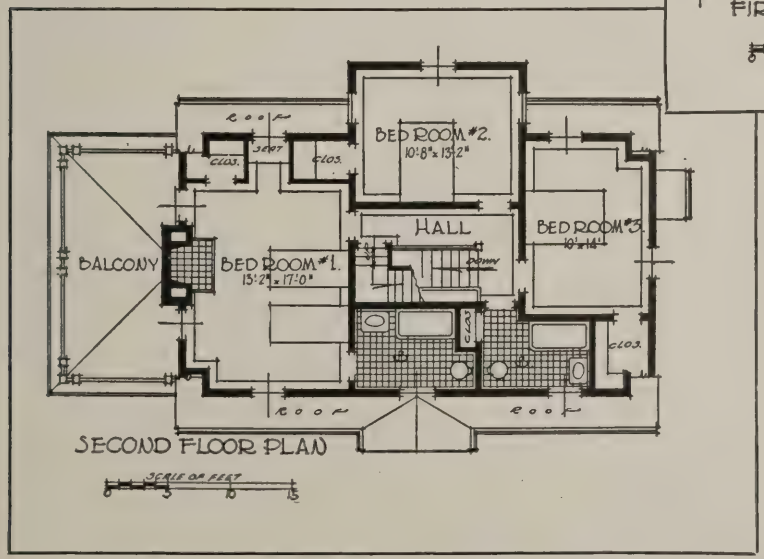
A Dutch Colonial of Real Comfort

R. C. HUNTER & BRO.
Architects

WHILE the Dutch Colonial is really a domestic type of architecture, it is also true that it conforms more closely to the original scheme of design than do any of the others. Take this interesting little home shown in the architect's perspective. Compare it with the Dutch Colonial of a century ago. Hardly any changes are discernible.

With respect to popularity, the solidity of this type of architecture is just as marked. Every building era has its feature designs. First, one treatment is in vogue, then another. But during all these changes, the Dutch Colonial is always popular. It defies the general trend because it is basically practical and attractive. The square plan— that plan providing largest rooms for a given area—will become even more essential in the minds of prospective home builders.





The second story of this home has three bed rooms and two baths. Two baths in adjoining rooms to save plumbing costs yet within access of all rooms. This master bedroom has exclusive use of one bath while the other opens to the hall. Estimated cost is about $11,300.

Design No. 561. Complete Blue Print Plans and Specifications $18

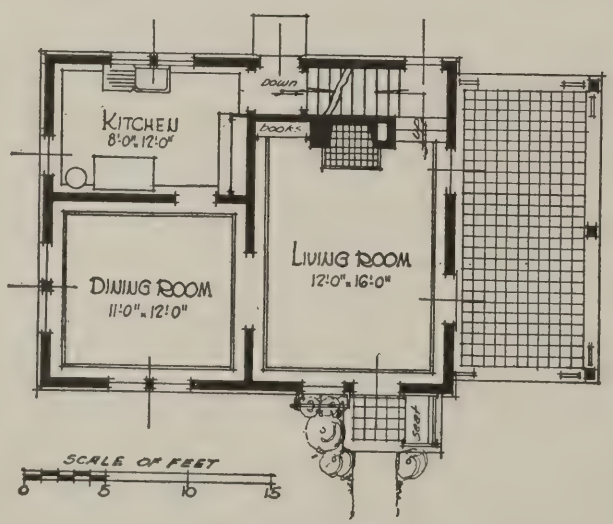
A Dutch Colonial

R. C. HUNTER & BRO., Architects

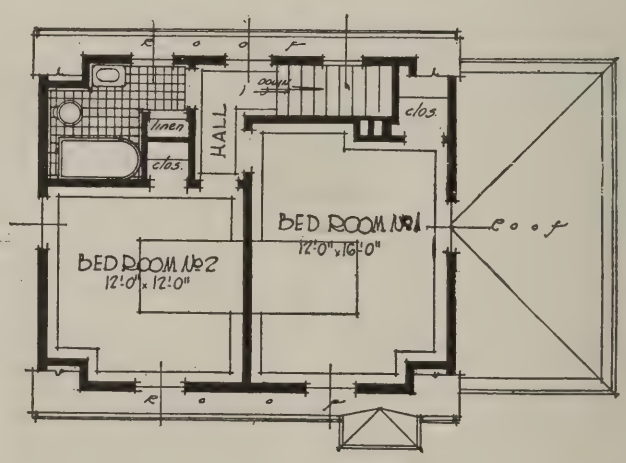
THESE rooms are livable. They are not mere nooks. As one enters the front door, the building seems large; fireplace and stairs count in the scheme yet the arrangement is most economical. Stairs are very compact.

The two nice bedrooms are much larger than one would expect to find; they have cross ventilation and good closets. The bath is well arranged and there is not an inch of waste space. Note that the only hall in the entire house (halls are of little value as living spaces) is the very small pass at the second floor. This is what makes this house a big one in everything but cost. The laundry, heater, etc., are in the cellar.

Inexpensive to build, and it requires but little housework, a good cozy home to be proud of; a possession that will certainly give more lasting satisfaction than a bunch of rent receipts. Cost is about $5,500.

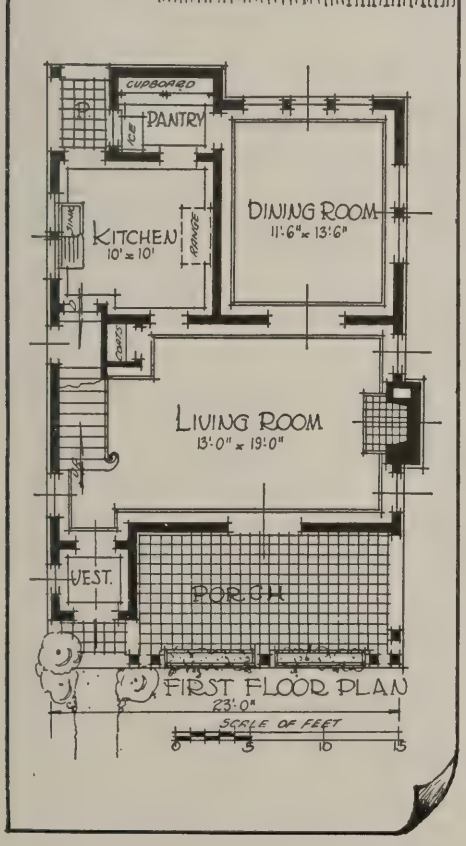


First Floor Plan



Second Floor Plan

Design No. 562. Complete Blue Print Plans and Specifications $15



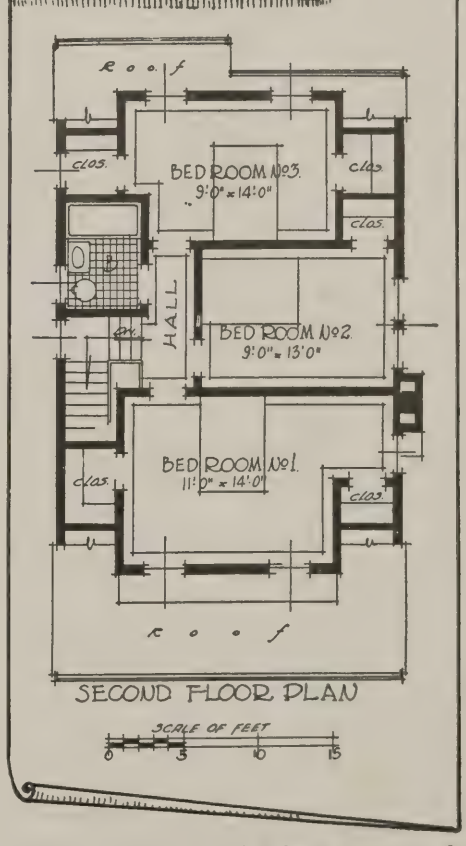
Featuring an unusually large living room

Clever Design for Narrow Lot

HERE is a house that will meet the requirements of the highly developed city. While it is attractive and not at all crowded in appearance, it will still go on a lot with a frontage of only forty feet, and there will be ample space for a drive on one side and a few feet of grass space on the other.

It is estimated that this house would cost about $7,300 to build complete, including heat by hot air furnace.

R. C. HUNTER & BRO.
Architects



Three bedrooms and a bath on second floor

Design No. 563. Complete Blue Print Plans and Specifications $18

The English Rambling Cottage Type

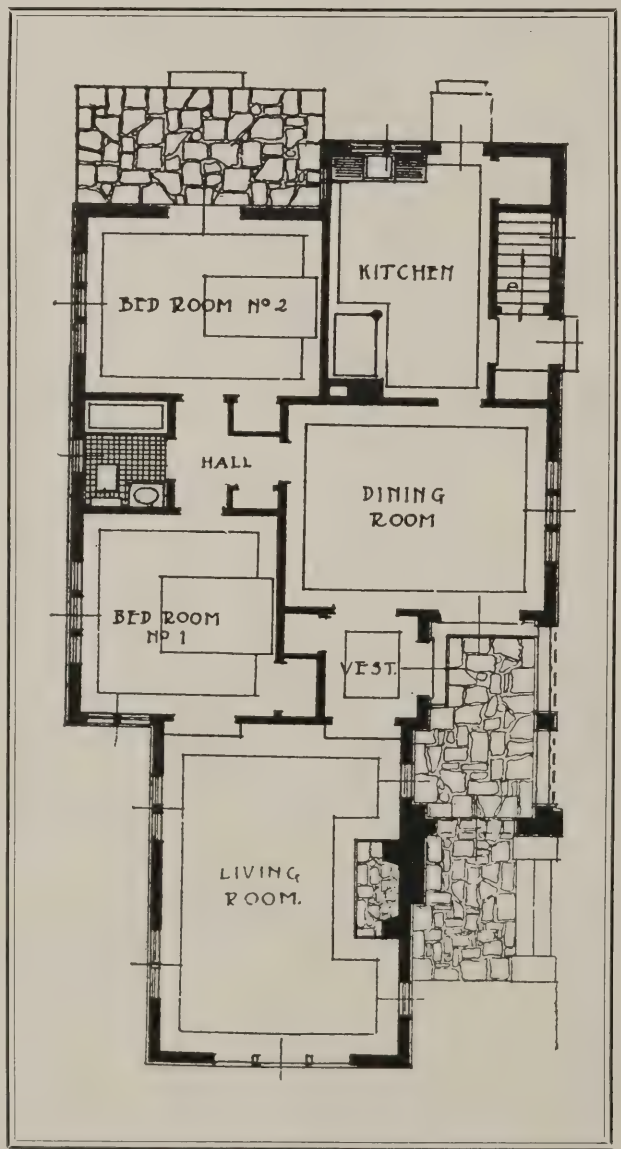
ARCHITECT'S SMALL HOUSE SERVICE BUREAU

THE design is an especially beautiful one for a five-room bungalow. The high pitched roof, the massive outside chimney with its chimney pots, the casement windows and the stone floored terrace to the entrance show the influence of the English cottage style. Much skill has been displayed in adapting an English exterior to a small American bungalow without sacrifice to either the exterior or the plan.

It is a fact that the English rambling cottage means a slightly greater expediture for a given amount of floor area. For the small home, however, where extra breaks in the roof line and wall L's the additional costs will not run into any great sums of money. The prospective home builder who fancies this type of home will find that the added cost is well merited.

The splendid living room is a feature of the house. The floor has been lowered one step and the ceiling raised into the roof so that the ceiling height is 10 ft. 6 in. A noble window extending to the floor level adds to its beauty and individual character.

You enter this home from the little covered entrance at the side, either into the vestibule or through the French doors that open into the dining room.



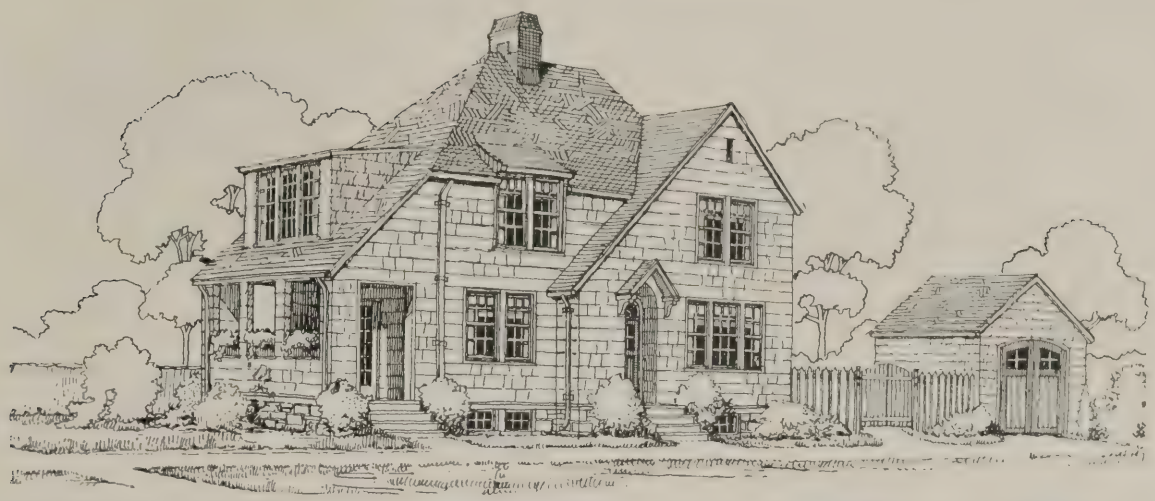
One step above this living room is bedroom No. 1, a chamber of ample size and one convenient to the bath through a small hall. At the other end of this hall is another bedroom looking out upon the flag court in the rear. The bathroom is another good example of a commodious, practical arrangement worked into a small space.

Fortunately a good porch overlooking a beautiful garden can be attached to the house without altering the general design by inclosing the terrace at the southwest corner.

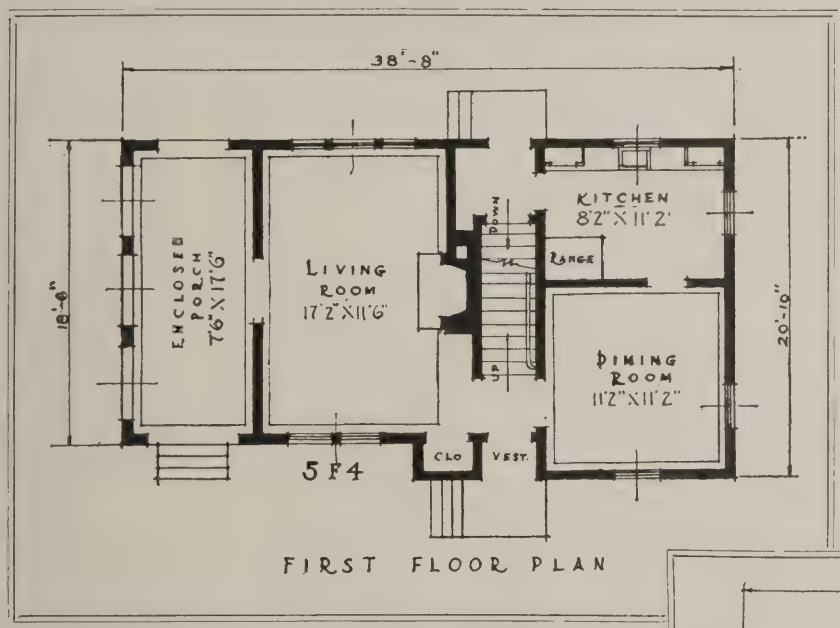
When properly landscaped, in accordance with the quaint English flavor of the house itself, it will provide an excellent setting.

The connection of the auto drive gates with the main structure of the house is an interesting feature of the design and is in some measure reminiscent of the early English lich gate. These gates also afford a screen for the garage on the rear of the lot and a feeling of privacy for the side and rear yards. Cost is estimated to be about $9,200.

Design No. 564. Complete Blue Print Plans and Specifications $30.50

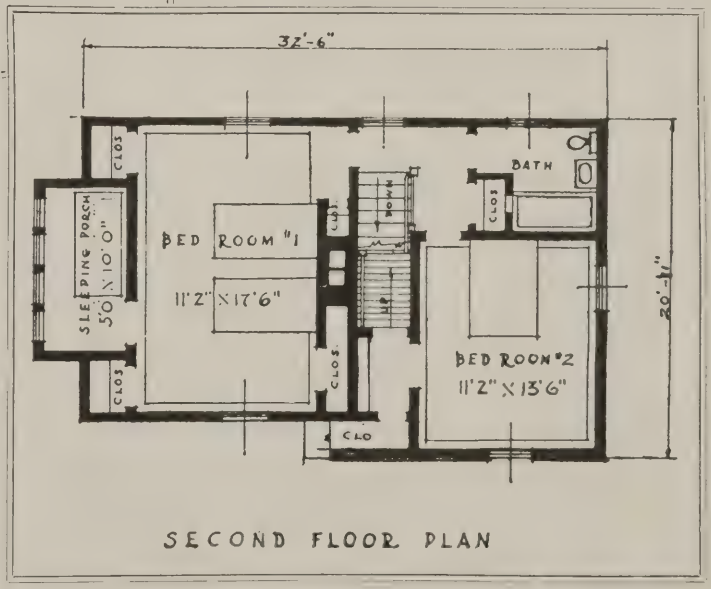


Featuring Five Commodious Rooms



FIRST FLOOR PLAN

THE design shown here differs in the main from the so-called Colonial style by the methods the architect has used to obtain balance. The scheme is not symmetrical as it often is in purely Colonial houses. Here balance is obtained not by symmetry, but by skillful management of the plan units and roof planes. The front line of the house is no longer square, but ell-shaped, which has made it possible for the designer to put a wholly different flavor into the exterior. Call it English if you like. You are also justified in calling it good architecture. Estimated cost is $7,900, depending upon local building conditions and degree of refinement of interior finish.



SECOND FLOOR PLAN

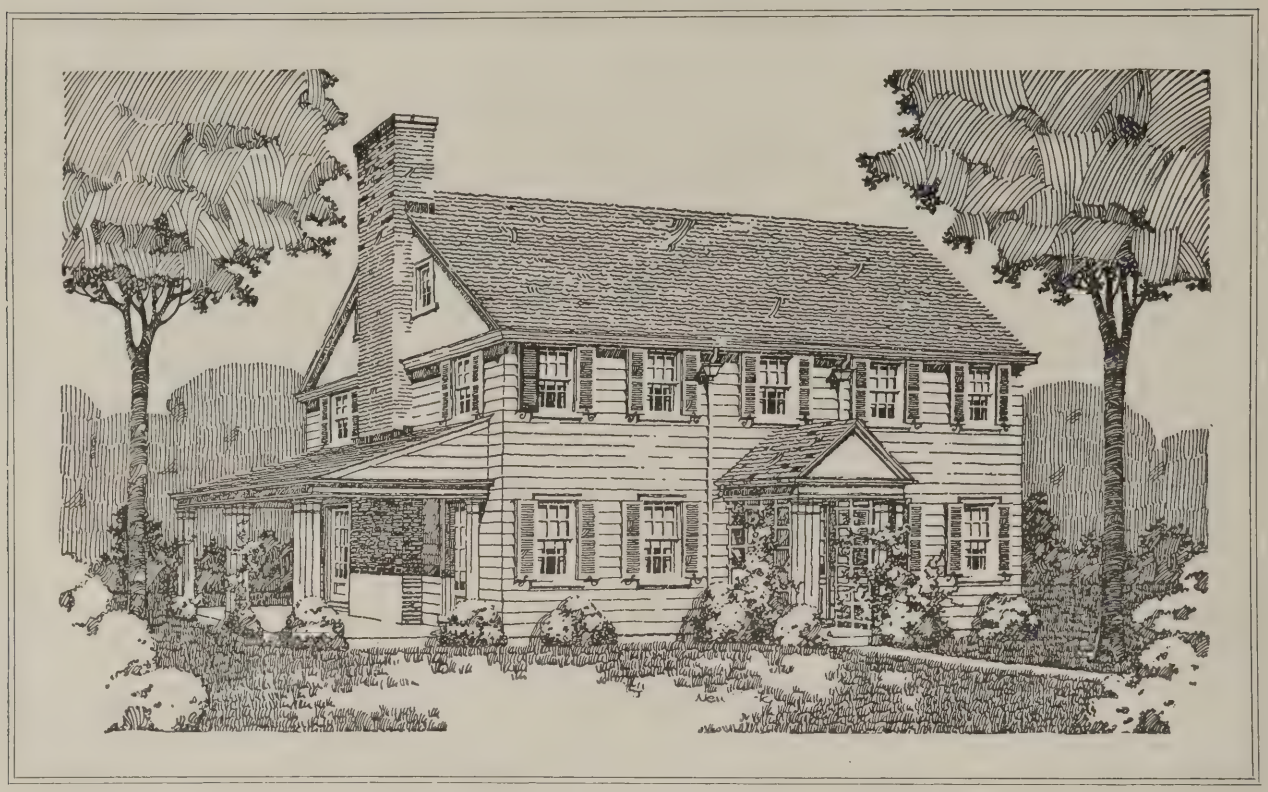
TWO rooms especially stand out in this design—the living room that runs the full depth of the house and the spacious sleeping room above it on the second floor, that also extends the depth of the house. This bedroom has three closets and a sleeping porch. If the builder desires, it would be possible to put in a fireplace, so that this could be used as an upstairs sitting room.

The porch is of the type that may be left open, or it could be permanently enclosed, as a sunroom. Without much expense, it could be temporarily glazed in for the winter. French doors open from the living room onto this porch.

This particular plan arrangement has had a long and varied experience. Probably it began in the early period of our existence as a nation. It is called the central stairway type, and from many angles is the most economical type that can be planned. Usually stair halls used in conjunction are cut down in usuable size.

ARCHITECTS' SMALL HOUSE SERVICE BUREAU

Design No. 565. Complete Blue Print Plans and Specifications $30.50



A True New England Colonial

IN quality it possesses an indefinable dignity—a quiet dignity—yet it is not drab, on the contrary, it has personality above the average.

Described here is such a house and it shows convincingly how truly American is the New England Colonial. We do not need to look for foreign precedent when such a home has its origin in our country.

The dining room is practically rectangular—not too large for so little

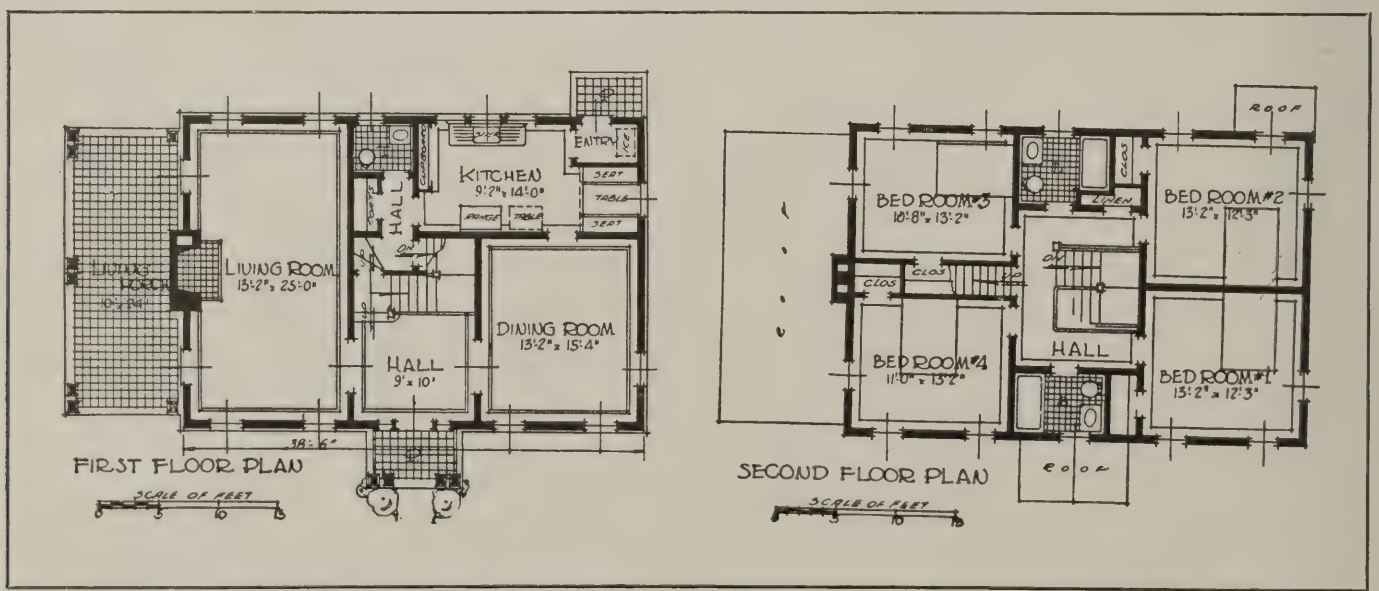
R. C. HUNTER & BRO.
Architects

used a room—and directly off the kitchen. This latter has access to a rear entry and a tiny hall. At its right end is a built-in breakfast nook.

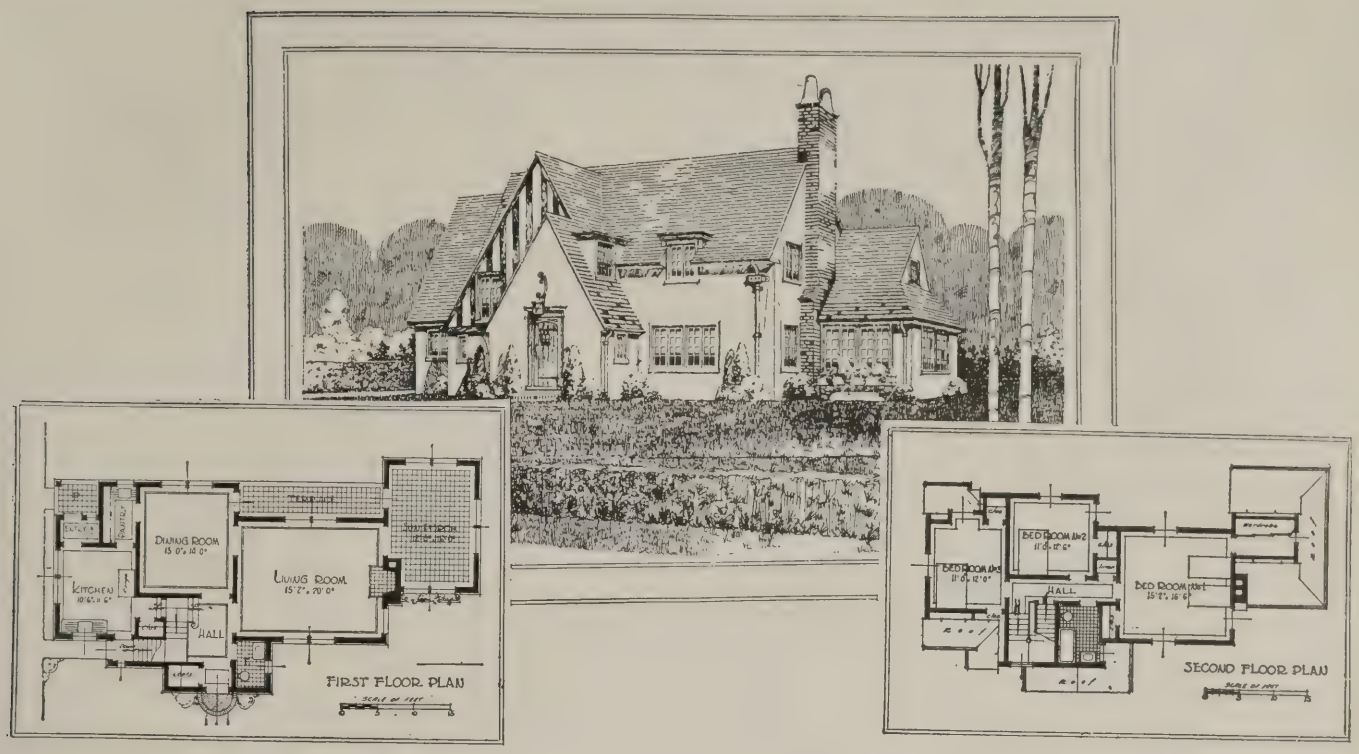
The second floor hall is the heart of the plan. Four bedrooms and two baths are included in the arrangement. Each chamber has its own closet while off the hall is a linen closet for further storage. Stairs leading upward from this floor take one to the finished attic where a maid's room and bath are located.

The plan, it is true, is in no way tremendous, but ample room has been provided for the small family.

This home can be built for about $13,300, depending upon local building conditions.



Design No. 566. Complete Blue Print Plans and Specifications $21.00



Spirit of English Comfort Reflected in this Trim Design

THIS house avoids the commonplace in design; in every detail it shows unusual character; it is a house that would stand out in distinction from its neighbors.

Yet there is nothing freakish about the design. It is, throughout in the best of taste and, at the same time, it is unusual. It follows along the Old English cottage type of architecture.

The roof is handled so that a very pleasing variety in form and outline is obtained. The entrance gable has the roof brought down to the tops of the first story windows, and the plain stucco walls of this gable form a fitting setting for the heavy doorway. The half-timbered gable gives an attractive variety.

The walls of the house are finished in stucco, preferably cream colored; the roof is of slate in various colors and sizes in regular Old English style. The chimney is hard burned red brick, and the timber work, window frames, etc., should be stained a weathered gray, preferably quite dark. This would give a pleasing color combination that would be quite in keeping with the design.

The plans of this house present a

R. C. HUNTER & BRO.
Architects

livable arrangement of good sized rooms, the result of thorough study on the part of the architects. All windows are of the casement type.

NECESSARY coat closet and the very desirable toilet room are provided near the entrance door, where they are most convenient. A small stair hall gives entrance to the living room and the dining room and provides the stairway. Steps from the main stair platform to the kitchen (with a door) eliminate the necessity for a separate service stairway.

For the small house, the English farmhouse style is one of the most popular; there is a character and charm peculiar to this type.

Half Timbered Effect Like This Can Be Had For Little Extra Cost

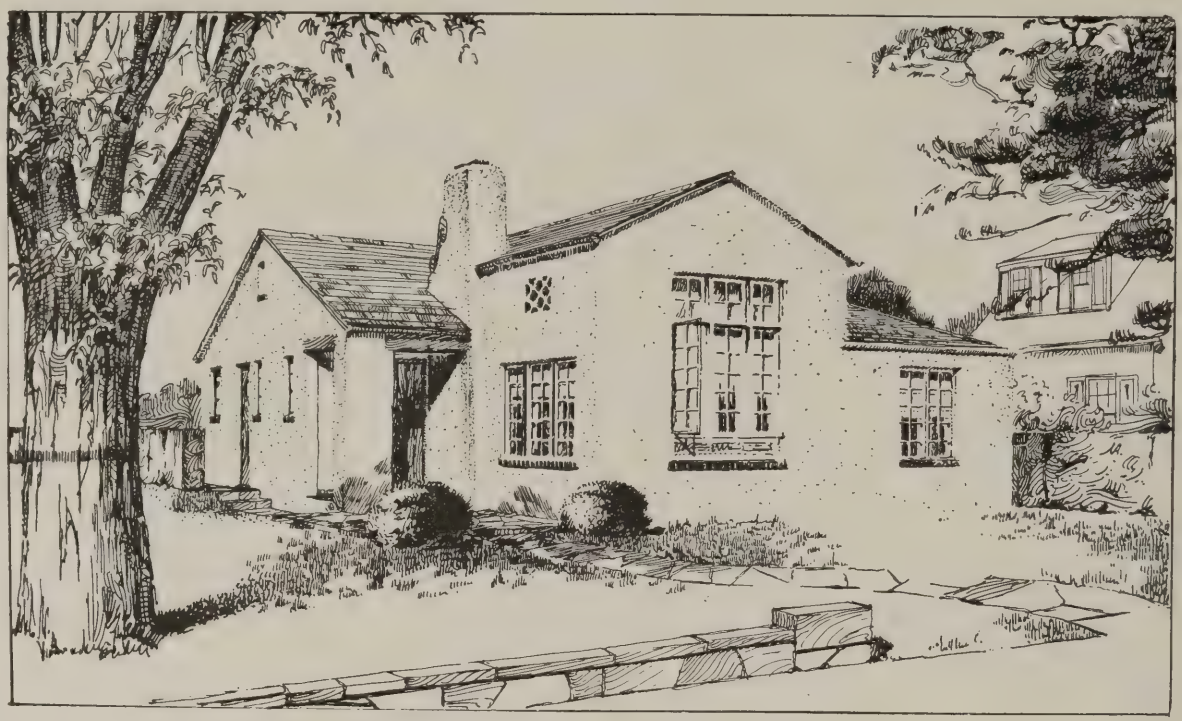
The house herewith illustrated shows how attractive this type can be made when properly designed. Here the roof lines have been so handled as to give the low cottage effect of the old English farmhouse type and still maintain a full second floor.

This is important when considered from the standpoint of economy, as every foot of floor space represents dollars expended and it must be used to full advantage. In other words, the house should have a charming exterior but it must also have an economical plan. In this little house these requirements have been met.

ON second floor, three good sized bedrooms are laid out. A large bathroom is provided and there are plenty of closets. A stairway leads from the second floor to a generous attic. A cellar is provided under the entire house.

This house should have a lot with seventy-five feet frontage, to give it a proper setting, as is interestingly shown on another page. The estimated cost is about $12,800.

Design No. 567. Complete Blue Print Plans and Specifications $18



Designed in True Mission Manner

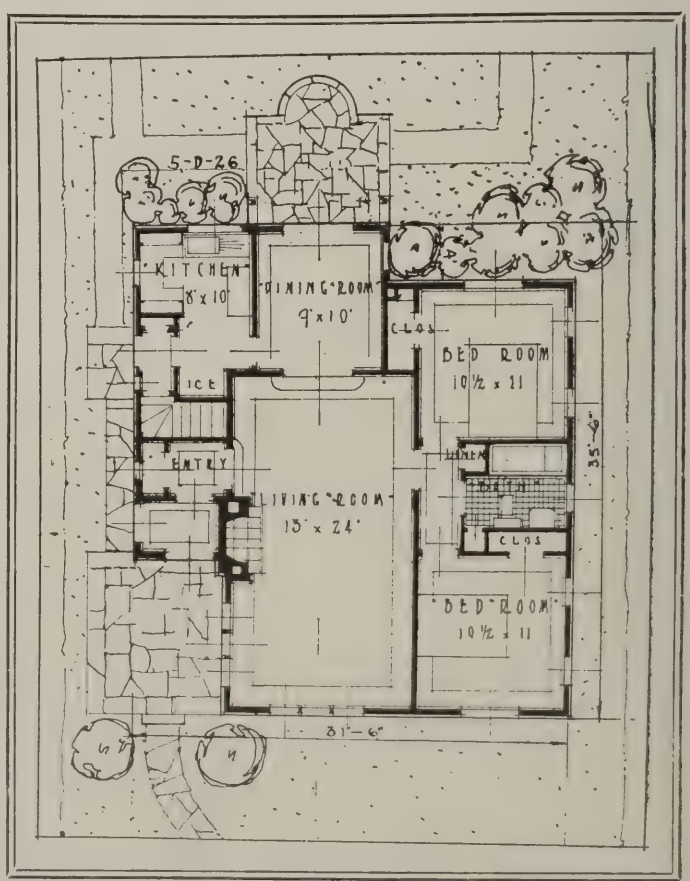
ARCHITECTS' SMALL HOUSE SERVICE BUREAU

THE man or woman searching for a five-room bungalow design of originality and charm, a home with an unusual arrangement of rooms and different in appearance from the average commonplace shoebox bungalow will appreciate this plan. Especially will it interest anyone who desires a handsome, individual living room, a room with high vaulted ceiling, long casement windows and a fireplace.

The chief feature of the interior is the change in floor levels, which makes a fine, high-ceilinged living room possible. Entering the front door through the entrance porch, one steps into a small entry hall. This contains the coat closet, now considered so essential in the modern home.

Descending two steps, to the level of the living room, the visitor will find himself in an impressive beautiful room. This is a room of generous proportions, with a high vaulted ceiling, made possible by lowering the floor level and raising the ceiling of the living room above that of the other rooms.

At the front, three long casement windows, and at the other end, wide glazed doors, and two steps lead to the dining room. The fireplace, with three casement windows, occupy the outside but there is a long, unbroken stretch of blank inside wall for davenport or piano. Width of house, 31 ft. 6 in. Depth, 35 ft. 6 in. Cost about $7,400.



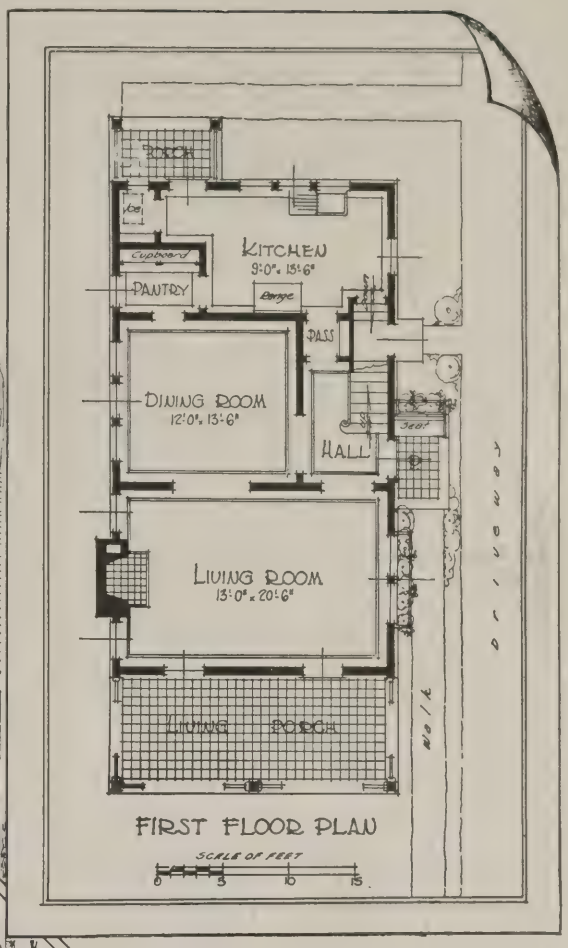
Design No. 568. Complete Blue Print Plans and Specifications $30.50

Cottage Design for Narrow Lot

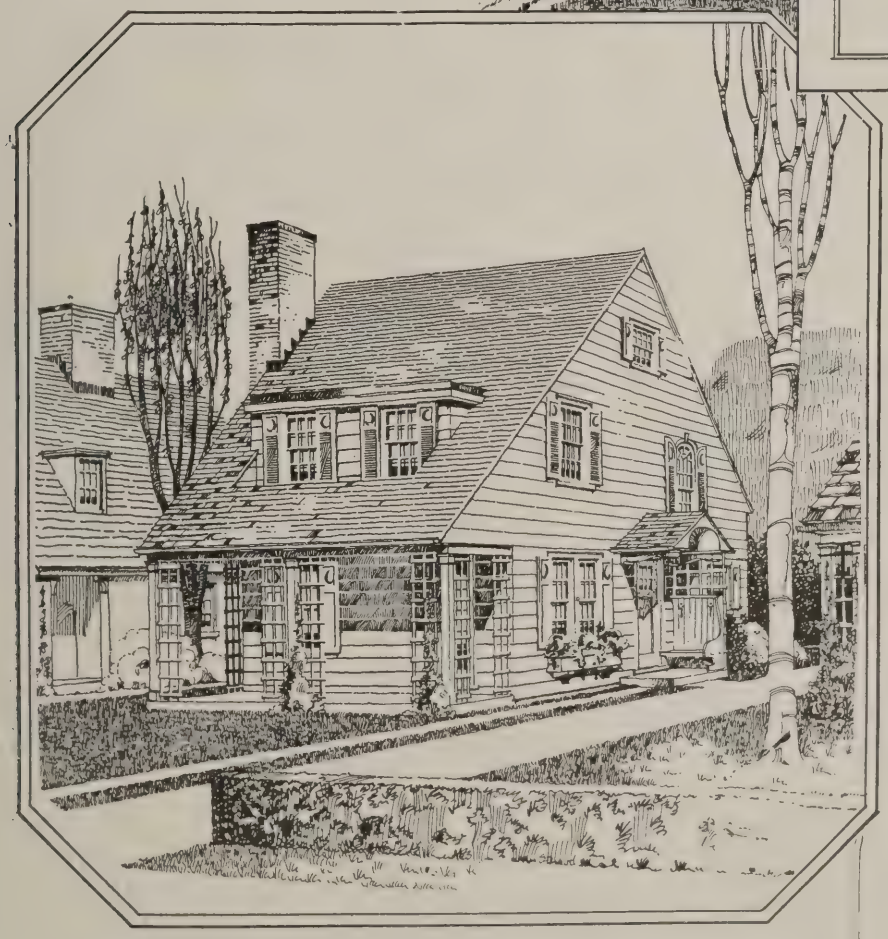
R. C. HUNTER & BROTHER
Architects

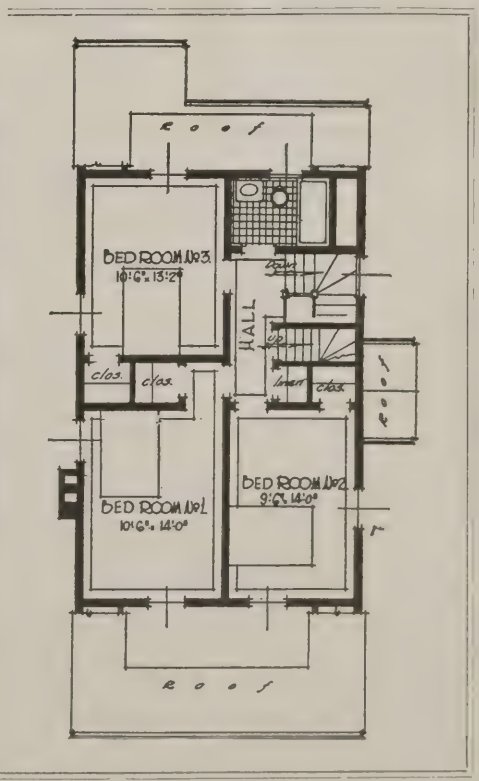
WITH unlimited ground space, or with a wide lot, the type of plan adopted for a house may assume one of a variety of forms, but, for the restricted frontage of the narrow lot, the problem of the plan arrangement becomes more serious; the fixed width requires a plan that is deep from front to back and results in ill-proportioned rooms unless due study is given layout.

The architects have planned the accompanying house to give generous accommodations for the average family, and at the same time, a house that is really suitable for a narrow lot. Cost about $7,000.



The living-room extends across the entire front of the house; it is of good proportions, has three sides exposed and is provided with a generous fireplace. Two windows open on porch

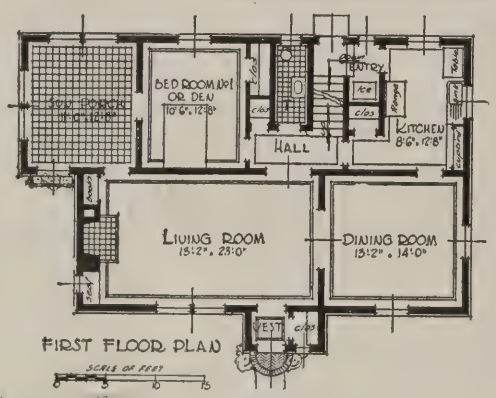


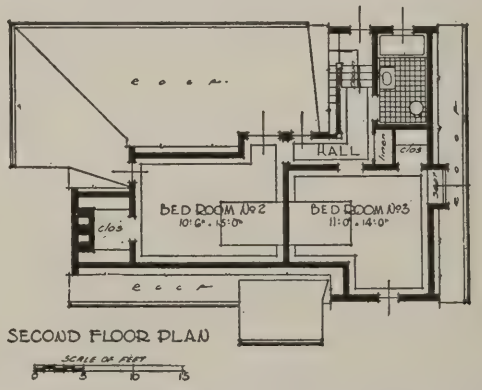


Allowing nine feet for a driveway on one side and six feet for a yard on the other side, gives a lot width of forty feet. This width of lot would give a proper setting for the house

Design No. 569. Complete Blue Print Plans and Specifications $18

English Type Cottage of Charm





R. C. HUNTER & BRO.
Architects

THE English cottage type is becoming very popular for the small American home, and when one wants a home that is a little different from the ordinary run—a home of character and distinction—no mistake will be made in selecting a house of this broad, rambling type.

The construction is of stucco on frame, the roof is slate or asbestos, the half-timber work is hand adzed to give a truly English antique effect.

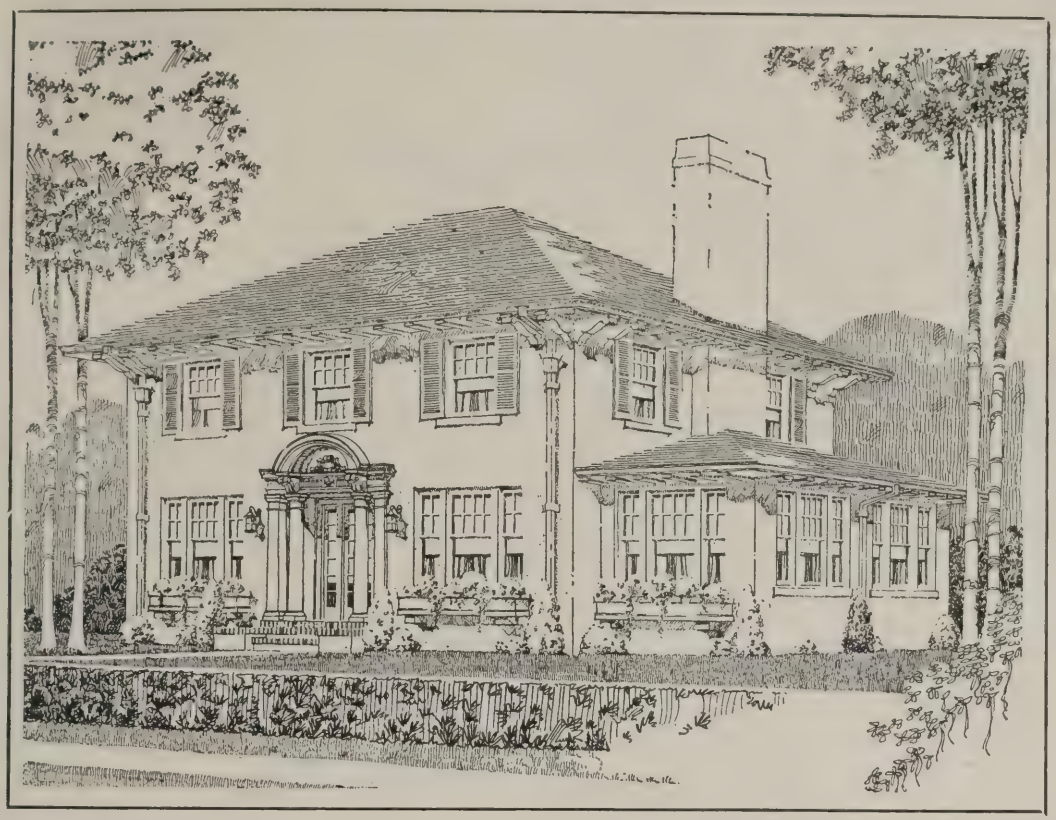
The front door opens into a comfortable vestibule, which has a coat closet adjoining. From the vestibule one obtains a fine vista across the living room and into the sun porch beyond.

The living room is large and has a fireplace with built-in seat and bookcase. The dining room centers on the living room, giving a spacious effect to the interiors.

A generous sun porch, a den or bed room, and a convenient kitchen are also provided. A toilet room connects with the hall. This is a real convenience.

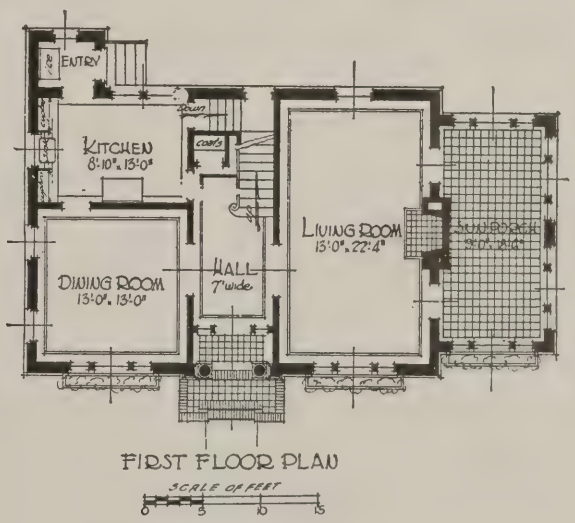
On the second floor are two bed rooms and a bath. A cellar extends under the entire house. The estimated cost is about $12,000.

Design No. 570. Complete Blue Print Plans and Specifications $18

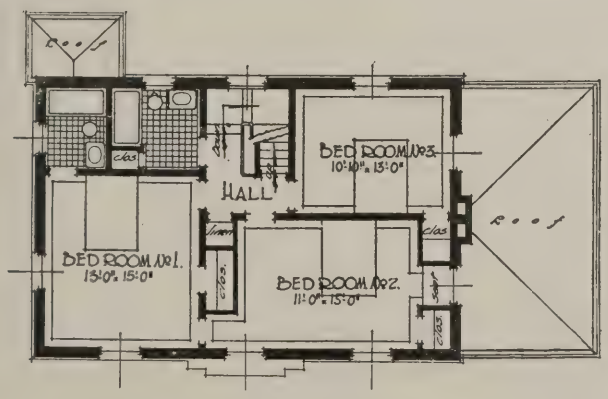


Artistic Stucco Residence

R. C. HUNTER & BROTHER
Architects



FIRST FLOOR PLAN
SCALE OF FEET
0 5 10 15

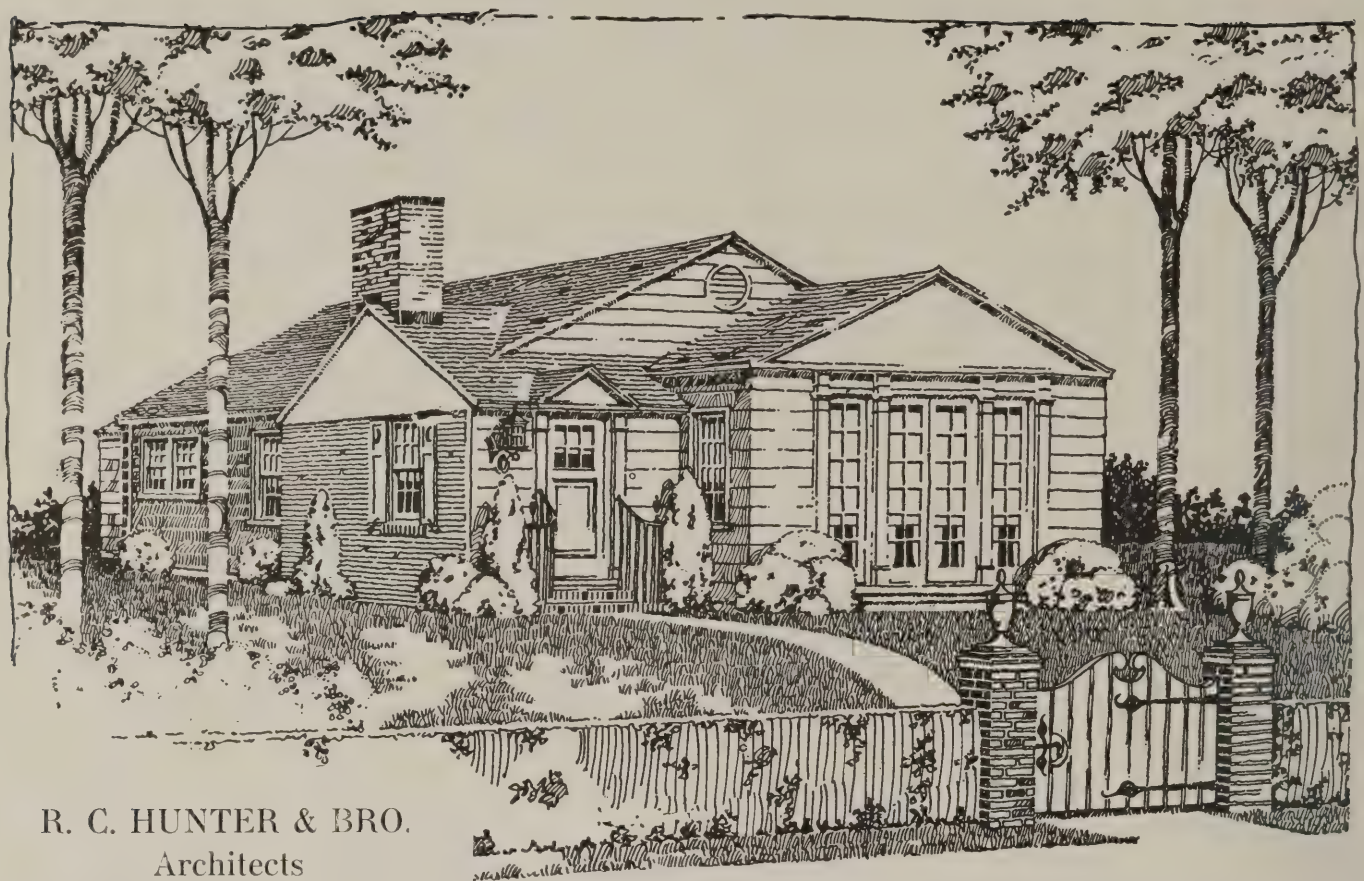


SECOND FLOOR PLAN
SCALE OF FEET
0 5 10 15

QUIET dignity seems to emanate from every side of this picturesque design. One gleans from the outside appearance an idea that the family housed within are good, substantial citizens—the kind that any town would be proud of.

The rather formal appearance of the entrance is relieved by the two quaint outside lanterns and the dignified recessed door arrangement with a sidelight on each side. All bespeaks a hospitable welcome to the entering guest. The estimated cost is about $13,000, depending upon local building conditions.

Design No. 571. Complete Blue Print Plans and Specifications $18



R. C. HUNTER & BRO.
Architects

Dignity and Charm in This Colonial

IN its conception, lines and details the design is loyal to the New England Colonial. It preserves that style's aristocratic simplicity and finely handled minutiæ without becoming finicky and overdone.

Note, for instance, the brick gable, out of which rises the broad, rugged chimney. To have constructed the exterior entirely of siding, while doubtless giving an effect of severe and consistent dignity, would have invited monotony. Instead, we have here the warm, ruddy tones of the brick enhancing the walls of light-colored clapboards and woodwork.

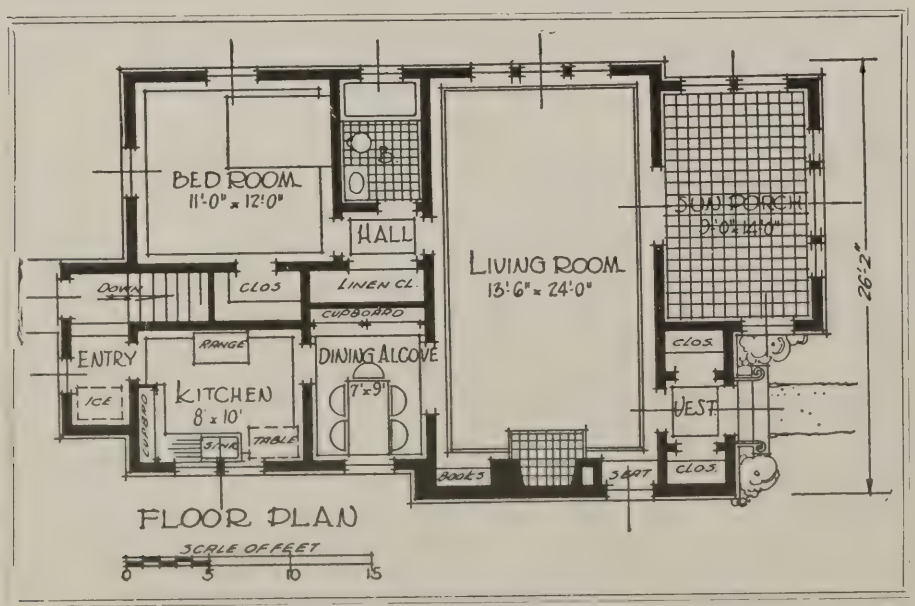
Turning to the plan, one remarks first the unusually generous proportions of the living room—13′6″ by 24′0″. The dominating feature of this room is the great open fireplace flanked on one side by a bookcase and on the other by a cozy built-in window seat.

The sun porch, measuring 9′0″ by 14′0″, is also uncommonly roomy. With its cheery tiled floor and its windows on three sides, it makes an alluring retreat.

Bridging living room and kitchen is a quaint little dining alcove with ample space for five persons at table, and fitted wth broad cupboards. The kitchen is well equipped, and the ice box sets in the rear pantry.

There is a bedroom measuring 11′0″ by 12′0″ with a good-sized closet, and a tiny hall giving access to the tiled bathroom and a linen closet. Two additional closets are located in the vestibule.

The estimated cost is $8,900, for ordinary good construction and without too great refinement of interior details.



Design No. 572. Complete Blue Print Plans and Specifications $15

Rustic England Offers This Design

R. C. HUNTER & BRO.
Architects

QUAINT and endowed with charm is this English type bungalow of siding and shingles, with its bold, broad chimney and old-fashioned gable.

One enters the house through a most attractive doorway, flanked with graceful benches on either side.

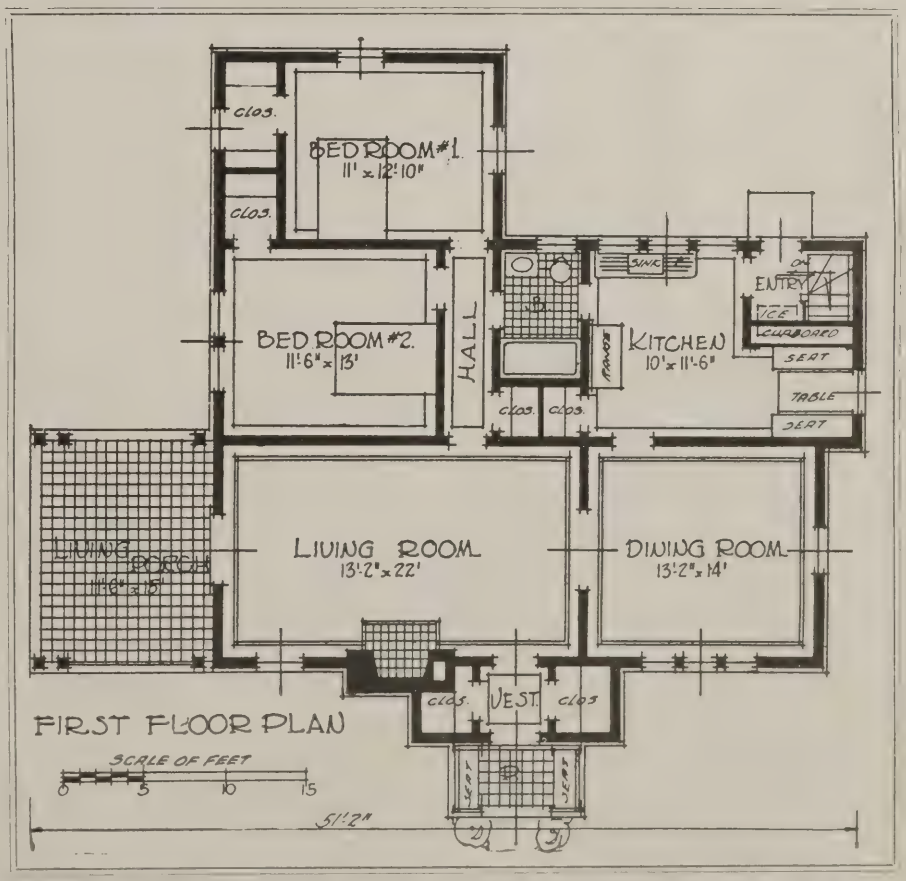
The two bedrooms are connected from the living room by a hall, which also gives convenient access to the bathroom.

There is a snug dining alcove located in the kitchen. The rear entry provides space for the ice box and for a stair leading to the cellar.

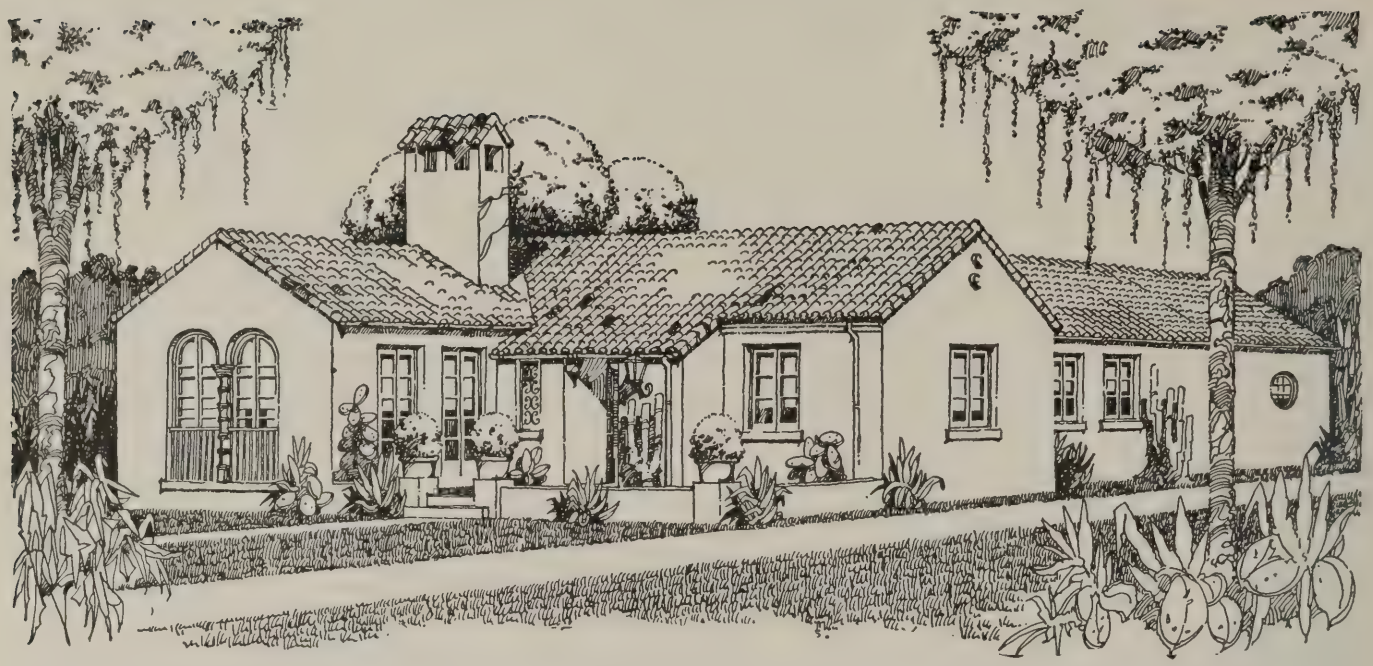
The plan shows plenty of large closets, conveniently arranged, a feature which invariably means a great deal to the housewife.

The roof is covered with shingles in variegated shades of browns and black, and the siding walls are painted cream color.

The estimated cost of this bungalow is about $10,500.



Design No. 573. Complete Blue Print Plans and Specifications $15



A Home of Spanish Inspiration

IN the Spanish style is this bungalow, with its low, broad lines and exterior of stucco and tile. It is safe to say that the virile character of its well-balanced masses and details will command the admiration of every lover of good small house design.

The Spanish style invariably lends itself well to bungalow construction and is particularly suited to southern climates. It is well adapted, too, to the more northern states, and recent years have seen the popularity of this style spread through many sections of the country.

R. C. HUNTER & BRO.
Architects

This particular design has a grass terrace extending partly across the front upon which the main entrance door and doors to the sun porch open. This terrace makes it possible to raise the first floor level well above the surrounding grade level. The deep splayed reveal of the entrance door gives a feeling of massive walls so much favored in this style of architecture.

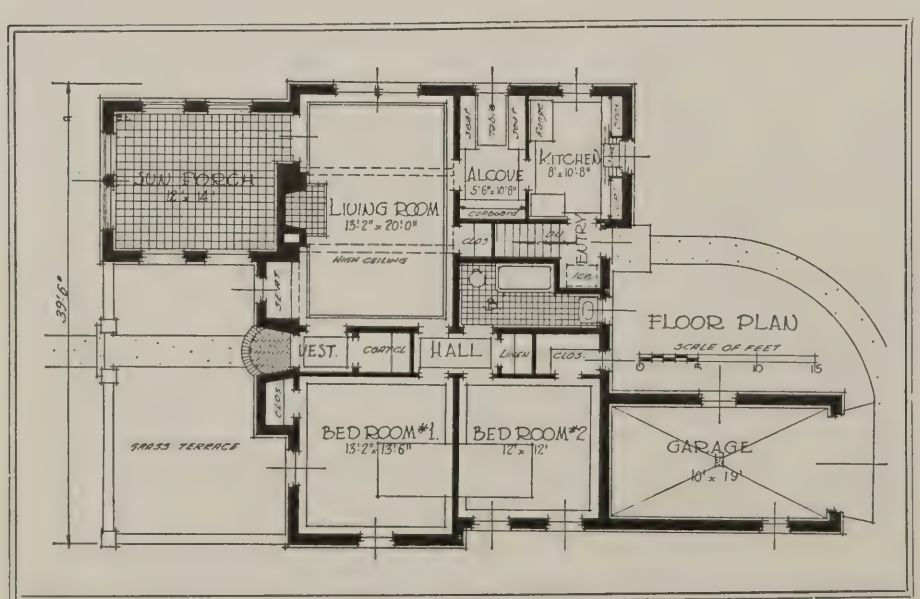
To build in this style is a little more costly owing to the materials used, but this is counterbalanced by the fact that this type of house requires but few repairs.

The walls are built of terra-cotta block and are stuccoed on the outside. The stucco is a deep buff color and is applied with a rough trowelled finish. Red Spanish tiles in various shades are used to cover the roof.

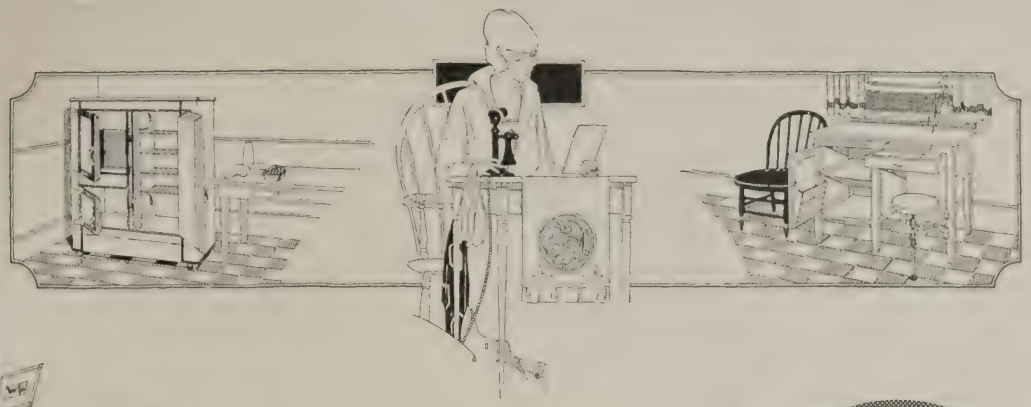
The setting shown is Mexican or Southern Californian. This does not mean, however, that the true Spanish type can not be placed advantageously in a typically American landscape. Ordinary shrubbery silhouetted against the pure white of stuccoed walls is usually as effective as the cactus and desert plants shown in the perspective. It is best, however, to use such foliage sparingly, as most settings in the warmer sections of the country are not altogether verdant.

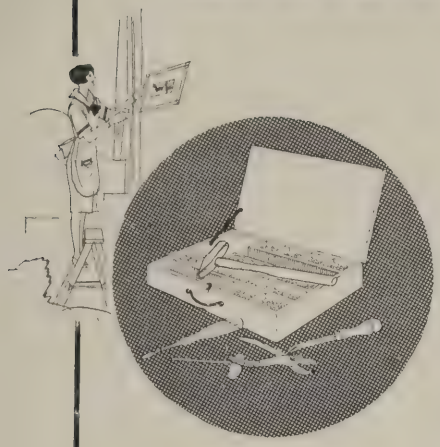
The plan has been carefully worked out so as to eliminate all waste space. The usual dining room has been done away with, a dining alcove taking its place. A gate leg table can be used in the living room, if desired, when there are a number of guests. The garage is attached to the house, forming a wing at the rear.

The estimated cost of this Spanish style bungalow is $11,900.

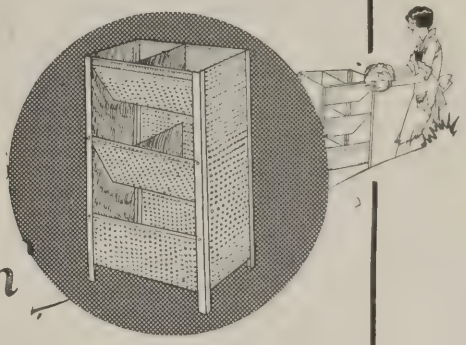


Design No. 574. Complete Blue Print Plans and Specifications $18





A Room You Like To Work In



HANDY NAIL BOX. Using the heel of your slipper, or hair brush back, when you need a tool in a hurry, is a distinct faux pas. Especially when the Handy Nail Box was planned for just such emergencies. It carries five tools and generous supplies of nails, tacks, screws and hooks, **$6.75.**

HYGIA CAN. The new type of garbage can. To open, step on the foot pedal and up pops the lid, leaving your hands free to scrape the plates. With removable galvanized lining, easy to empty and clean, **$6.50.**

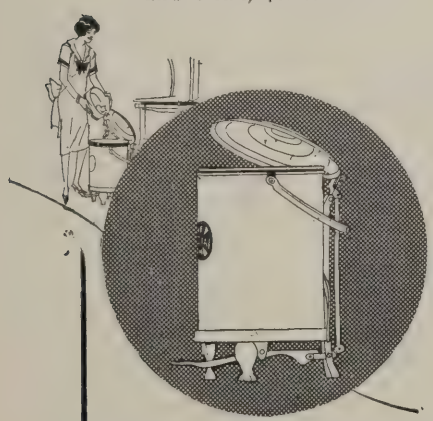
There's no denying that the kitchen and the pantry and the laundry are work-rooms. But, nowadays, this doesn't mean a dreaded, tedious, prison workshop. Far from it!

With colored walls that radiate coolness and cheer—with spotless convenient cabinets, broom closet, and refrigerator—and above all, with a few of the modern handy accessories that are really fun to use and that cut the time and effort down to almost nothing—your kitchen becomes a room to be proud of, and to really enjoy working in.

Lewis & Conger is the great center for all such equipment. A shop full of fascination for every home lover.

Why not order NOW one of the typical pieces pictured? And be sure to ask for our booklet, "Modern Home Equipment"—it will surely help you.

VEGETABLE BINET. This metal rack, with countless perforations in sides and shelves, keeps fruit and vegetables fresh because it permits air to circulate freely all around them. 18¼x10, 27½ inches high, **$9.50.** 20x12, 32½ inches high, **$10.50.**



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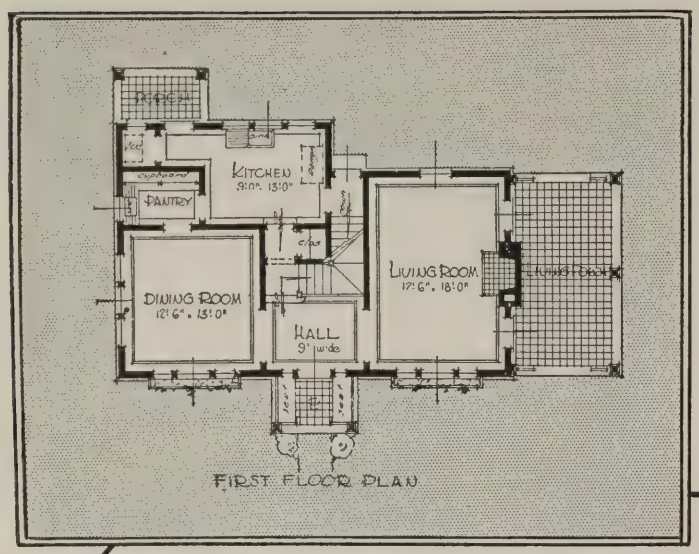
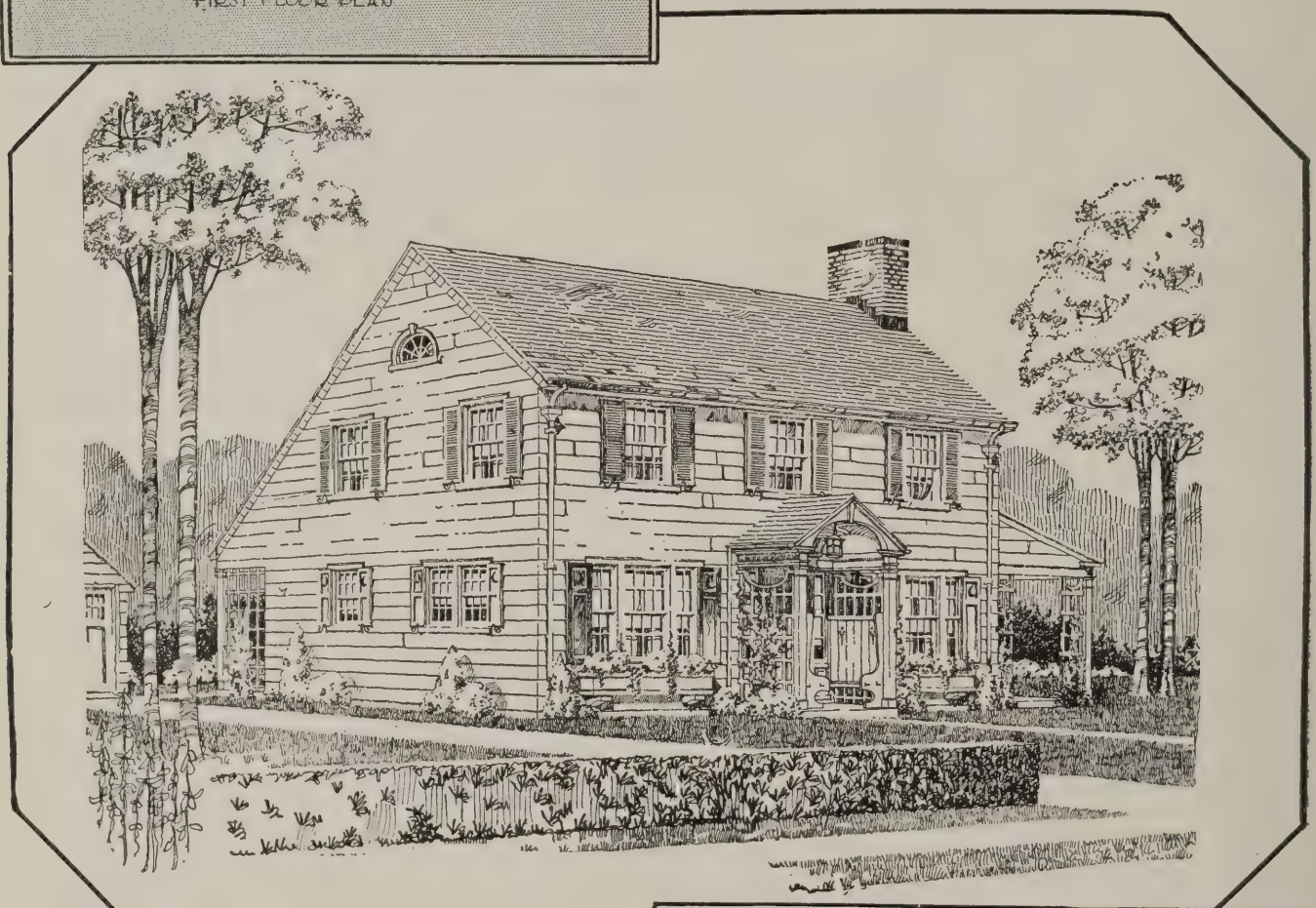


A Well Planned Colonial

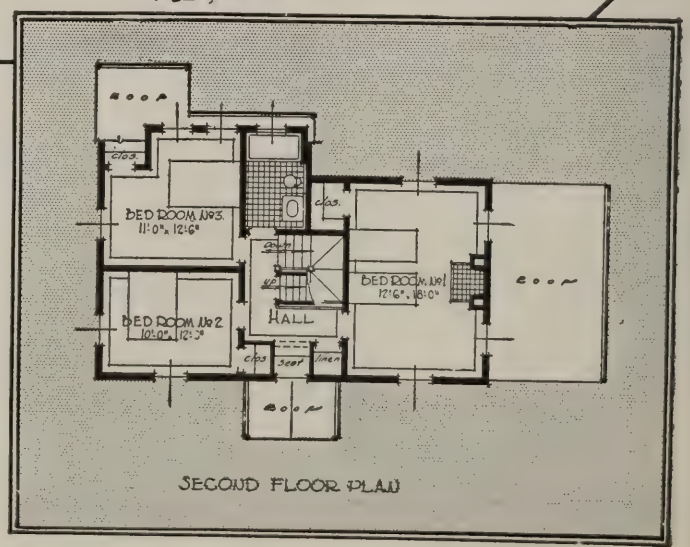
This Design Shown in Color on Our Cover

R. C. HUNTER & BRO., Architects



STRAIGHT, unbroken walls, a simple, rectangular plan and a plain roof—these economical features of construction may be grouped together with charming results. Shingles or siding may be used for the walls, laid in wide courses, and finished in white or cream. All the trim should match. To produce an interesting contrast, its shingled room may be stained a deep brown. It is recommended that to provide a proper setting for such a home the lot should be not less than seventy feet in width. The estimated cost is about $10,100; this figure, of course, depending upon local labor and material prices.

Design No. 575. Complete Blue Print Plans and Specifications $18



1776 OR 1926?

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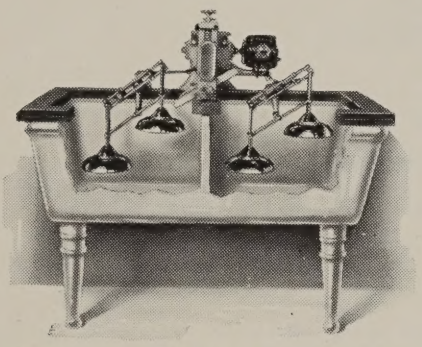
The household laundry to be in keeping with other departments of the up-to-date home must be intelligently planned.

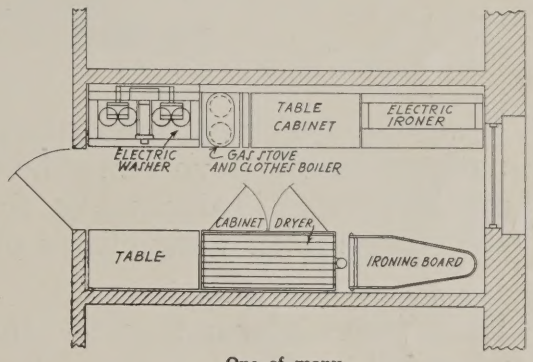
As electricity is the most efficient and economical form of power, electrical appliances which have made good under the only true test,—the test of time in actual service, should be employed to the exclusion of hand labor wherever possible.

The selection of electrical appliances, which should bear proper relation to each other, meet fully the individual needs of the purchaser and give a lifetime of satisfactory service, is a problem which few are properly qualified to solve.

An increasing number of homes, however, are equipped each year with household laundry plants of the "up-to-the-minute" type.



1911 **The Leader** 1926
The one that has endured and continuously retained leadership



One of many Laundry Room Floor Plans that has helped to solve a problem

These household laundry plants have been perfected to the point where they require but approximately 100 square feet of floor space.

The appliances that make up these household laundry plants are so simple in design and construction that clean linen in abundance is turned out at a fraction of the former cost, without skilled labor or costly supervision.

One operator does all of the work INDOORS with ease and convenience. It matters not if it rains or snows or the air outside is laden with soft coal soot or dust, the laundry work at all times goes on uninterruptedly.

These household laundry plants are made up in various sizes to meet fully the requirements of small, medium or large size families.

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